

IN RE: PETITION FOR VARIANCE
S/S Liberty Road, 730' E of
Milford Mill Road
(8017 Liberty Road)
2nd Election District
2nd Councilmanic District

Shoppers Discount Liquors, Inc.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-478-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 8017 Liberty Road, located in the vicinity of the Milford Mill Shopping Center near Pleasant Heights in Gwynn Oak. The Petition was filed by the owner of the property, Shoppers Discount Liquors, Inc., through Barry M. Pachino. The Petitioner seeks relief from Section 413.2.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the extension of the windows on each wall of an existing building to be covered with signs of opaque script and clear background in lieu of the permitted "In square feet, four times the length of the wall to which it is affixed." (See also: Window Signs, Baltimore County Zoning Commissioner's Policy Manual, Page 4-69-2). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibits 1 and 2.

Appearing at the hearing on behalf of the Petition was Barry Pachino, owner of the property. Appearing as Protestants in the matter were Paula Saltzman, a representative of Liberty Communities Development Corporation (LCDC), Judith Berger, a representative of Liberty Road Community Council (LRCC), Wayne N. Overman, and Jerome Goodman, all residents of the surrounding community.

ORDER RECEIVED FOR FILING
Date 9/7/95
By [Signature]

MICROFILMED

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.27 acres, zoned B.L.-C.N. and is improved with a restaurant and a general retail building, which is the subject of this request. The Petitioner operates a liquor and packaged goods store within the subject building which he acquired in February of this year. Testimony indicated that prior to moving to this location, the Petitioner operated a liquor store approximately one-half mile away at 8219 Liberty Road for 20 years. The front facade and a small part of the side building face of the subject building are improved with floor to ceiling windows. On the exterior of this glass facade, the Petitioner has painted extensive advertisements of liquor, wine and beer specials offered at his store. Photographs of the subject property demonstrate that the size and color of this advertising must certainly attract the attention of motorists driving along Liberty Road. Furthermore, this advertising covers the entire glass facade of this building from ground to ceiling. Apparently, the Petitioner filed the instant Petition as a result of a complaint filed with Permits and Development Management (PDM) as to the size and extent of signage painted on this building.

Appearing in opposition to the Petitioner's request were the aforementioned individuals. The cumulative testimony of the witnesses was that they have received numerous complaints from the residents in the area over the advertising painted on the windows of this building. The Protestants testified that Mr. Pachino has enough signage on the roof facade of the building as well as the free-standing sign located in the parking lot on which to advertise liquor sales and specials. They believe the amount of advertising painted on the building is too extensive, too distracting to passing motorists, and all in all, not in good taste. Therefore, they

ORDER RECEIVED FOR FILING

Date

By

9/2/95
88600183 38 20 12

strongly oppose the requested variance and believe that the Petitioner should be required to comply with the sign regulations of the B.C.Z.R.

After due consideration of the testimony and evidence offered at the hearing, I am persuaded to deny the variance. In the opinion of this Deputy Zoning Commissioner, the Petitioner has failed to satisfy the burden imposed upon him in order for a variance to be granted. It is clear that the amount of signage contained on this building is excessive and should be scaled back to comply with the requirements of the B.C.Z.R. Therefore, the relief requested must be denied and the Petitioner shall be required to remove any signage over and above that permitted by the zoning regulations within thirty (30) days of the date of this Order. Accordingly, I shall request a representative of the Permits and Development Management (PDM) office to inspect the subject property to insure that all signage contained on the building complies with the sign regulations set forth in the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of September, 1995 that the Petition for Variance seeking relief from Section 413.2.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the extension of the windows on each wall of an existing building to be covered with signs of opaque script and clear background in lieu of the permitted "In square feet, four times the length of the wall to which it is affixed", in accordance with Petitioner's Exhibits 1 and 2, be and is hereby DENIED, and is subject to the following:

ORDER RECEIVED FOR FILING

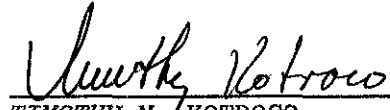
Date

By

1) The Petitioner shall have thirty (30) days from the date of this Order in which to file an appeal of this decision.

2) Within thirty (30) days of the date of this Order, the Petitioner shall remove any and all signage from the facade of the subject building which exceeds that permitted by the B.C.Z.R.

3) Within thirty (30) days of the date of this Order, a representative of the Zoning Enforcement Division of the Permits and Development Management (PDM) office shall make an inspection of the subject property to insure compliance with this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

SENT TO
DATE
BY
FILED

RECEIVED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 7, 1995

(410) 887-4386

Mr. Barry M. Pachino
c/o Shoppers Discount Liquors, Inc.
8017 Liberty Road
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
S/S Liberty Road, 730' E of Milford Mill Road
(8017 Liberty Road)
2nd Election District - 2nd Councilmanic District
Shoppers Discount Liquors, Inc. - Petitioners
Case No. 95-478-A

Dear Mr. Pachino:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Paula Saltzman, c/o Liberty Communities Dev. Corp. (LCDC)
9960 Liberty Road, Randallstown, Md. 21133

Mrs. Judith Berger, c/o Liberty Road Community Council (LRCC)
3801 Lochearn Drive, Baltimore, Md. 21207-6363

Mr. Jerome Goodman, 7915 Liberty Road, Baltimore, Md. 21207
Mr. Wayne N. Overman, 3522 Rockdale Court, Baltimore, Md. 21244-2937

People's Counsel; Case File

MICROFILMED



Petition for Variance

75-478-A
to the Zoning Commissioner of Baltimore County

for the property located at 8017 Liberty Road

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

^{WINDOWS}
OF THE GLASS ON EACH WALL OF THE BUILDING TO BE COVERED W/ SIGNS OF FULL
OPAQUE SCRIPT & CLEAR BACKGROUND, IN VIEW OF 11 SQUARE FEET.
413.2 A. TO ALLOW THE EXTENSION
4 TIMES THE LENGTH OF THE WALL TO WHICH IT IS AFFIXED. SEE ALSO:
(WINDOW SIGN -

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

It would be a hardship for me to move the signs now painted to the B.C. Zoning
outside of the window, to the inside given that that area is used for stock Commission
storage and accordingly this significant amount of stock would have to be Police Manual
moved each time the signs were to be changed which is quite frequently. PAGE 4-69-2
("WINDOW SIGN!")

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Shoppers Discount Liquors, Inc.

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JLD DATE 6-20-95

ORDER RECEIVED FOR FILING

Printed with Soybean Ink
on Recycled Paper

Zoning Administration

Development Management

MICROFILMED

469

**Addendum to Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 8017 Liberty Road
which is presently zoned BL**

It would further cause a hardship to move/change signs now painted because:

- ~the translucent quality of the painted signs allows light to filter into the store, thus making a marked difference in lighting costs.
- ~the present signs allow visibility from the outside and from the inside thus, (considering the incidence of crime in the area) vastly increasing safety to the employees.
- ~the police have congratulated us for maintaining our signs in this way for their increased ability to peruse the interior during routine patrol.
- ~these signs are definitely more ecologically sound in times where paper conservation is a concern.. as the signs are changed monthly.

95-478-A

EXHIBIT B
DESCRIPTION

BEGINNING for the same on the south side of Liberty Road (66 feet wide) at a point bearing South 65 degrees 40 minutes 04 seconds East 36.70 feet from a stone found on the south side of Liberty Road (said stone being situated in the last or North 48 degrees East 1016.91 foot line in a deed dated May 29, 1948 and recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. 1650, folio 511, from Walter J. Pierpont and wife to Hammond B. Pierpont and wife at a point measured reversely along said line as now surveyed south 40 degrees 07 minutes 03 seconds West 34.29 feet from the end thereof); thence running along the south side of Liberty Road South 65 degrees 40 minutes 04 seconds East 250.00 feet to a point; thence leaving said South side of Liberty Road and with lines of division as now established through the lands of Hammond B. Pierpont and wife South 40 degrees 17 minutes 49 seconds West 200.00 feet to a point, North 65 degrees 40 minutes 04 seconds West and parallel with the south side of Liberty Road 250.00 feet to a point, and North 40 degrees 17 minutes 49 seconds east 200.00 feet to the point of beginning. Containing 1.104 acres of land, more or less.

MICROFILMED

469

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-478-A

District 2nd Date of Posting 7/7/95

Posted for: Variance

Petitioner: Shoppers Disc. Trg. Inc

Location of property: 8017 Lib. Rd., S/S

Location of Signs: Facing roadway on property facing road

MICROFILMED

Remarks: _____

Posted by W. H. H. H. Date of return: 7/14/95
Signature

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:

98-478-A (Item 400)
8017 Liberty Road
Shoppers Discount Liquors
S/S Liberty Road, 730 E of
Milford Mill Road
2nd Election District
2nd Councilmanic
Legal Owner(s):

Shoppers Discount
Liquors, Inc.

HEARING: MONDAY

JULY 24, 1998 at 2:00 p.m.
in Rm. 118, Old
Courthouse.

Variance: to allow the exterior of the windows on each wall of the building to be covered with signs of opaque script and clear background in lieu of "in square feet 4 times the length of the wall to which it is affixed".

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are handicapped accessible; for special accommodations Please Call 887-33537.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

7/031 July 8.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

July 7, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 6, 1998.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

Publisher

7/031 JULY 8



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-478-A

Account: R-001-6150

Number

469.

STRA.

Date

6-20-95.

SHEPPARD'S DISCOUNT LIQUORS INC.
8017 LIBERTY RD

020	COMMERCIAL VARIETY	2.50
080	1 SIGN.	35

TOTAL

\$285.00

MICROFILMED

01A01#0096MICHRC

\$285.00

BA 0011#24AM06-20-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

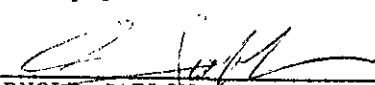
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.


ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: _____ Item No.: 469

Petitioner: BARRY M. PACHINO

LOCATION: 8017 Liberty Road - BALTO. MD 21244

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BARRY M. PACHINO

ADDRESS: 8017 Liberty Road

BALTO. MD. 21244

PHONE NUMBER: 410-922-4300

AJ:ggs
(Revised 3/29/93)



Printed on Recycled Paper

469.

TO: PUTUXENT PUBLISHING COMPANY
July 6, 1995 Issue - Jeffersonian

Please forward billing to:

Barry M. Pachino
8017 Liberty Road
Baltimore MD 21244
922-4300

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-478-A (Item 469)
8017 Liberty Road - Shoppers Discount Liquors
S/S Liberty Road, 730' E of Milford Mill Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Shoppers Discount Liquors, Inc.
HEARING: MONDAY, JULY 24, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to allow the exterior of the windows on each wall of the building to be covered with signs of opaque script and clear background in lieu of "in square feet 4 times the length of the wall to which it is affixed".

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 27, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-478-A (Item 469)

8017 Liberty Road - Shoppers Discount Liquors

S/S Liberty Road, 730' E of Milford Mill Road

2nd Election District - 2nd Councilmanic

Legal Owner(s): Shoppers Discount Liquors, Inc.

HEARING: MONDAY, JULY 24, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to allow the exterior of the windows on each wall of the building to be covered with signs of opaque script and clear background in lieu of "in square feet 4 times the length of the wall to which it is affixed".

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon

Director

Department of Permits and Development Management

cc: Barry M. Pachino/Shoppers Discount Liquors, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 17, 1995

Mr. Barry M. Pachino
Shoppers Discount Liquors, Inc.
8017 Liberty Road
Baltimore, Maryland 21244

RE: Item No.: 469
Case No.: 95-478-A
Petitioner: B. M. Pachino

Dear Mr. Pachino:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

ENCLOSURE



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 11, 1995
Zoning Administration and Development Management

FROM: *Pub* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for July 10, 1995
Items 468, 469, 472, 473, 474, 475, 476 and 477

The Development Plans Review Division has reviewed
the subject zoning item and we have no comments.

RWB:sw

RECEIVED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 7/7/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: July 3, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 468
469
470
472
473

LS:sp

LETTY2/DEPRM/TXTS8P


MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: July 12, 1995

FROM: Pat Keller, Director, OPZ 

SUBJECT: 8017 Liberty Road

INFORMATION:

Item Number: 469

Petitioner: Shoppers Discount Liquors, Inc.

Property Size: _____

Zoning: BL

Requested Action: Variance

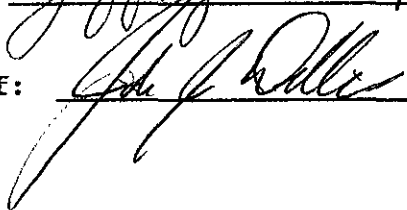
Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

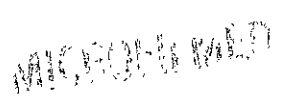
Based upon a review of the information provided, staff offers the following comment:

Improving signage on Liberty Road has been one of the main goals of the Office of Planning and the Liberty Communities Development Corporation. The subject site often has been identified as a property which has an overabundance of signage. It is for this reason that staff recommends the applicant's request be denied

Prepared by: 

Division Chief: 

PK/JL



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

RECEIVED

JUL 5 1995

ZADM

(410) 887-4500

DATE: 07/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUL. 03, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 468, 469, 473, 474, 475,
476 AND 477

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-23-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 469 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

MICROFILMED

**PETITION PROBLEMS
AGENDA OF JULY 3, 1995**

#469 --- JRA

1. Need title of person signing for legal owner.
2. Need address and telephone number for legal owner.
3. Need attorney.

#470 --- CAM

1. Receipt was not given to petitioner - still in folder.

#471 --- CAM

1. Need telephone number for legal owner.
2. Receipt was not given to petitioner - still in folder.

#472 --- MJK

1. Need printed or typed title for person signing for legal owner.
2. Need power of attorney for person signing for legal owner.
3. Need printed or typed title for person signing for contract purchaser.
4. Need power of attorney for person signing for contract purchaser.
5. No location description on folder.

#475 --- JRA

1. Folder was not marked critical area.

#476 --- JLL

1. Need power of attorney for person signing for contract purchaser.

RECEIVED

RE: PETITION FOR VARIANCE	*	BEFORE THE
8017 Liberty Road, S/S Liberty Road, 730'		
E of Milford Mill Road, 2nd Election	*	ZONING COMMISSIONER
District - 2nd Councilmanic		
	*	OF BALTIMORE COUNTY
Shoppers Discount Liquors, Inc.		
Petitioner	*	CASE NO. 95-478-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of July, 1995, a copy of the foregoing Entry of Appearance was mailed to Barry M. Pachino, 8017 Liberty Road, Baltimore, MD 21207, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

[illegible]

10-11-68
J. L. Smith
J. L. Smith

**LIBERTY ROAD
(STATE ROAD 26)**

ROCKDALE TERRACE

COORDINATES

NAME	NORTH	EAST
100	200000.42	200000.30
200	200000.42	200000.30
300	200000.42	200000.30
400	200000.42	200000.30
500	200000.42	200000.30
600	200000.42	200000.30
700	200000.42	200000.30
800	200000.42	200000.30
900	200000.42	200000.30
1000	200000.42	200000.30

LEGEND

- LAND POLE
- UTILITY POLE
- FINE SURVEY
- WATER METER
- STORM DRAIN MANHOLE
- STORM DRAIN ALLEY
- POWER LINE
- SEWER MANHOLE
- GAS VALVE
- ELECTRICAL BOX
- TELEPHONE BOX
- SIGN

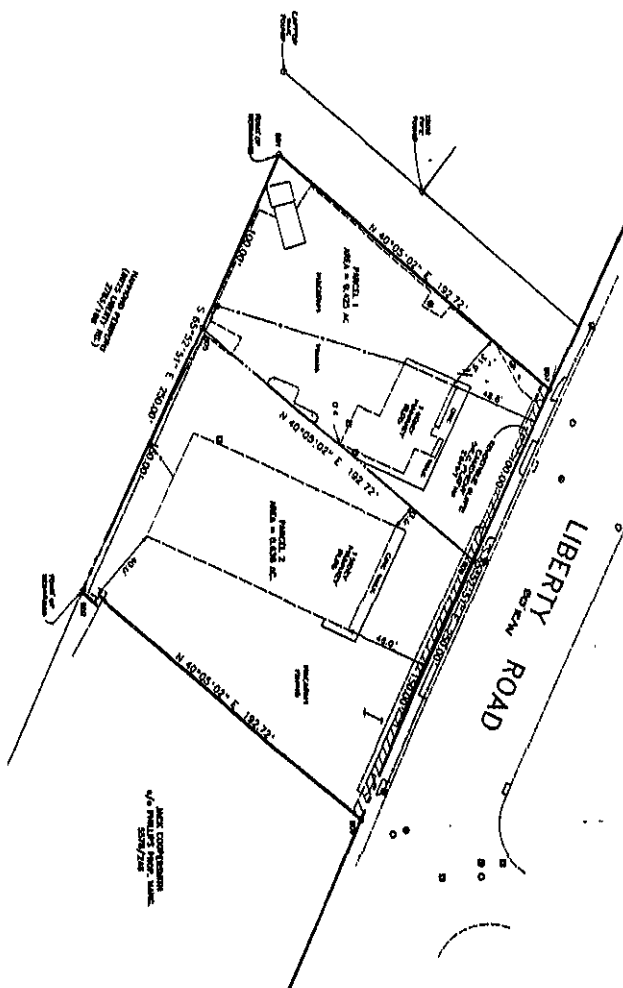
P. S. TVALER & ASSOC., INC.

CHARTERED SURVEYORS

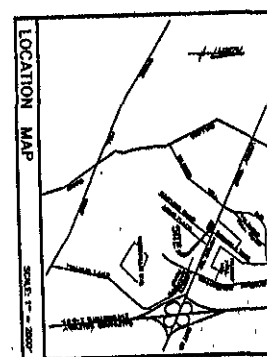
LAND SURVEYORS



7111 MARSHALL ROAD
BETHESDA, MARYLAND 20814
(301) 291-0000 (301) 291-0001



1/4" = 1' (NOT TO SCALE)



MICROFILMED

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property, and that the same has been carefully examined and found to be correct and true to the original survey as shown to me by the owner of the property.



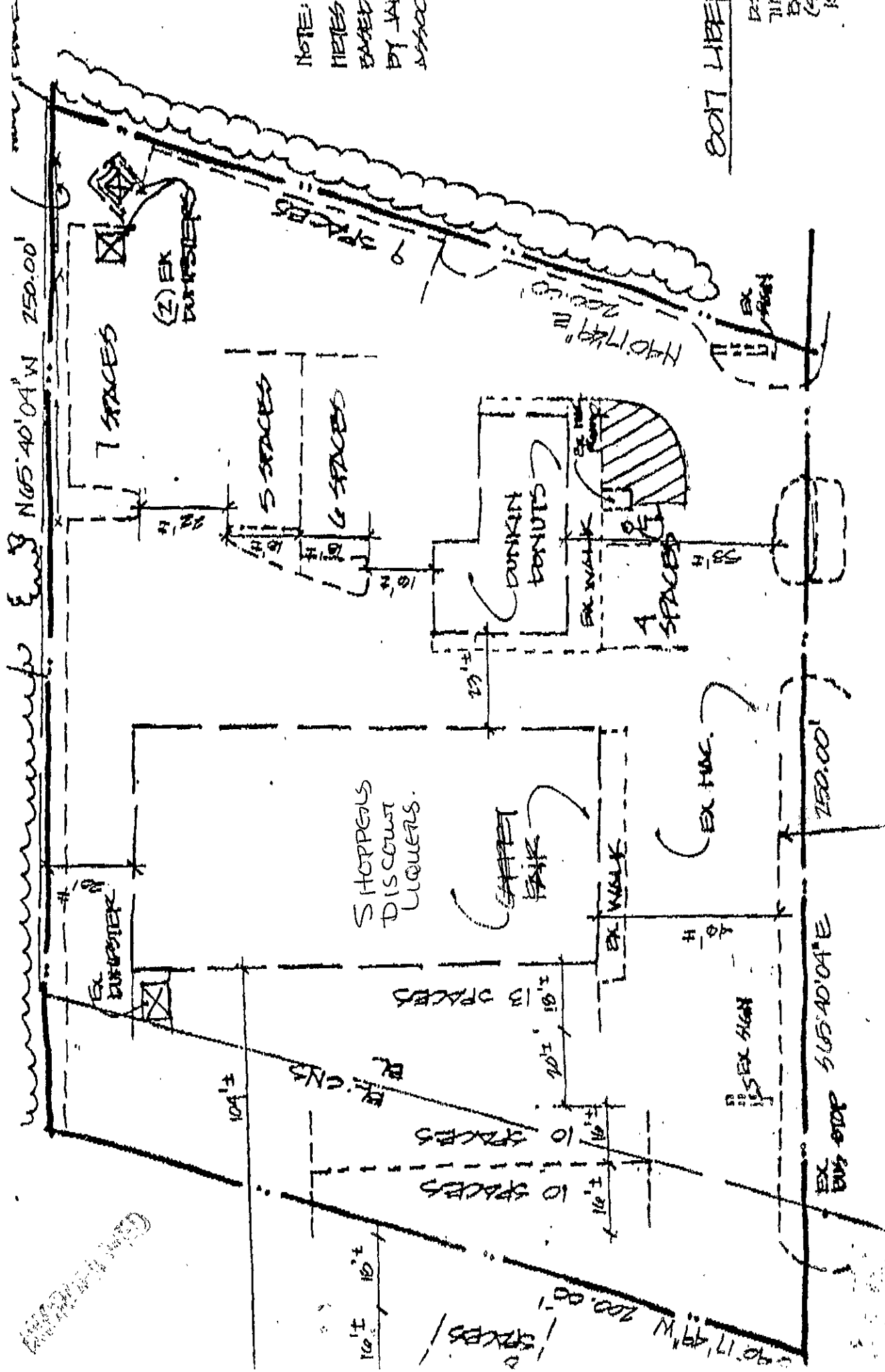
P. S. TVALER & ASSOCIATES, INC.
Surveyors of the State of Maryland
Professional Registration Number 2005

BOUNDARY SURVEY

LIBERTY ROAD ASSOCIATES PROPERTY

DATE: DECEMBER 22, 1993

95-478-A



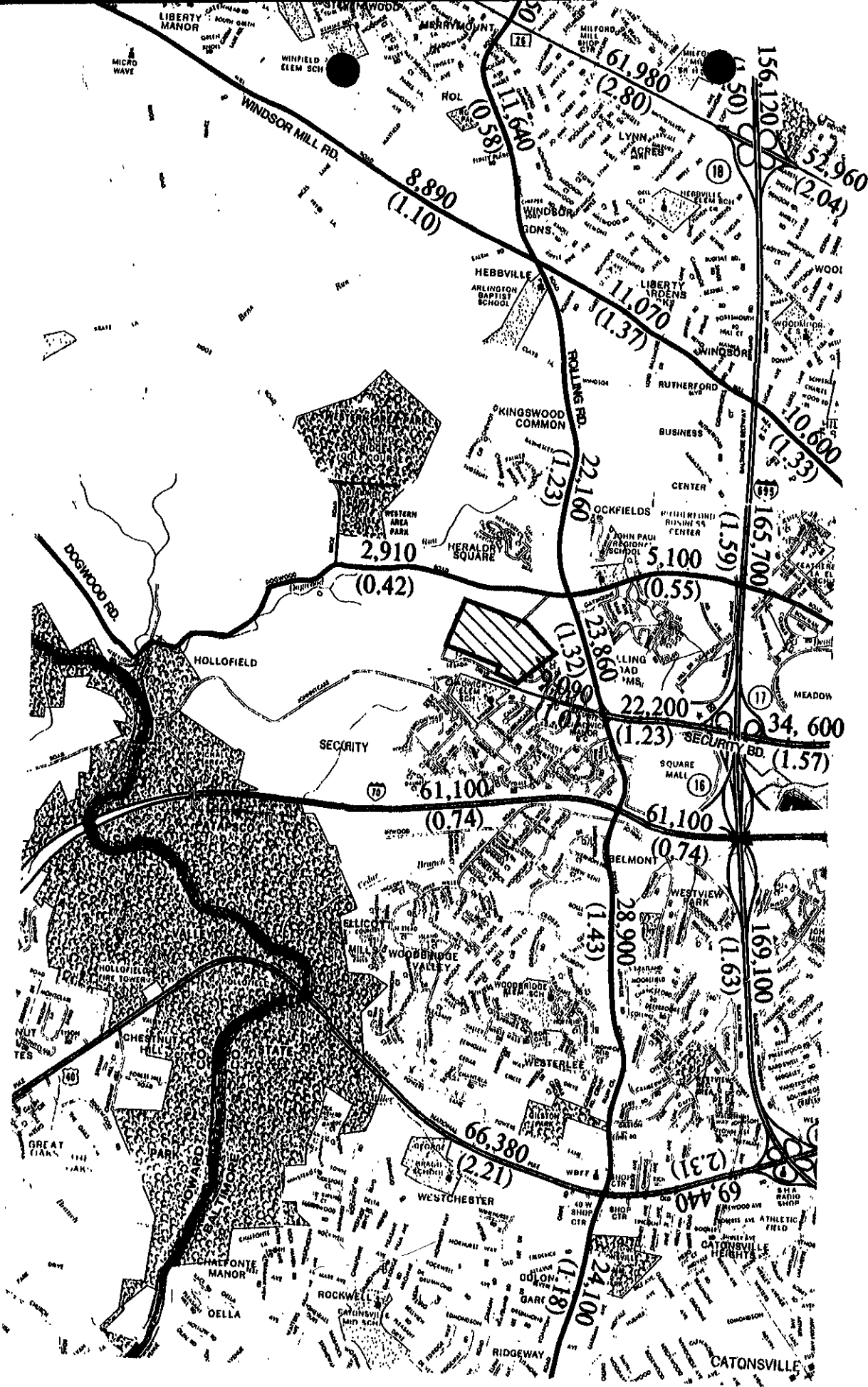
NOTE:

MEASUREMENTS ARE
BASED ON PLAN PREPARED
BY JAMES STANLEY
ASSOC.

DATE

2017 LIBERTY ROAD

DR. THAYER HARRIS
THIS AGREEMENT IS
EXECUTED AND SIGNED
(410) 944-3647
10-14-93



LEGEND

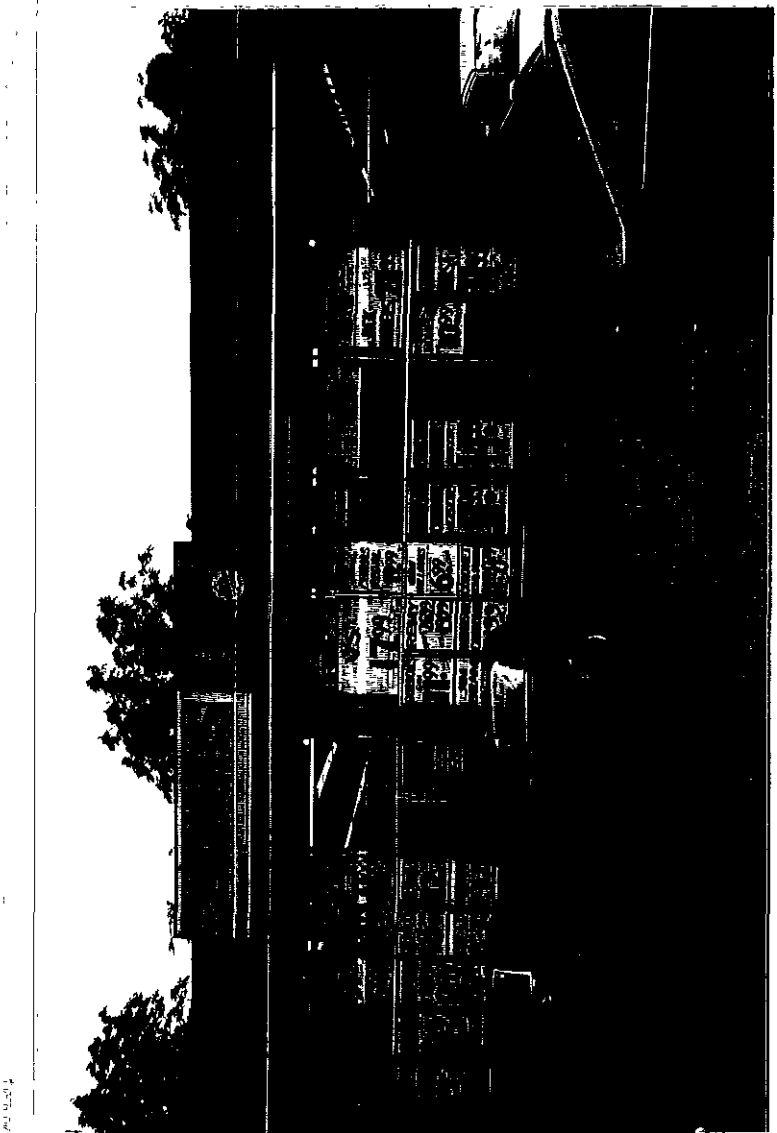
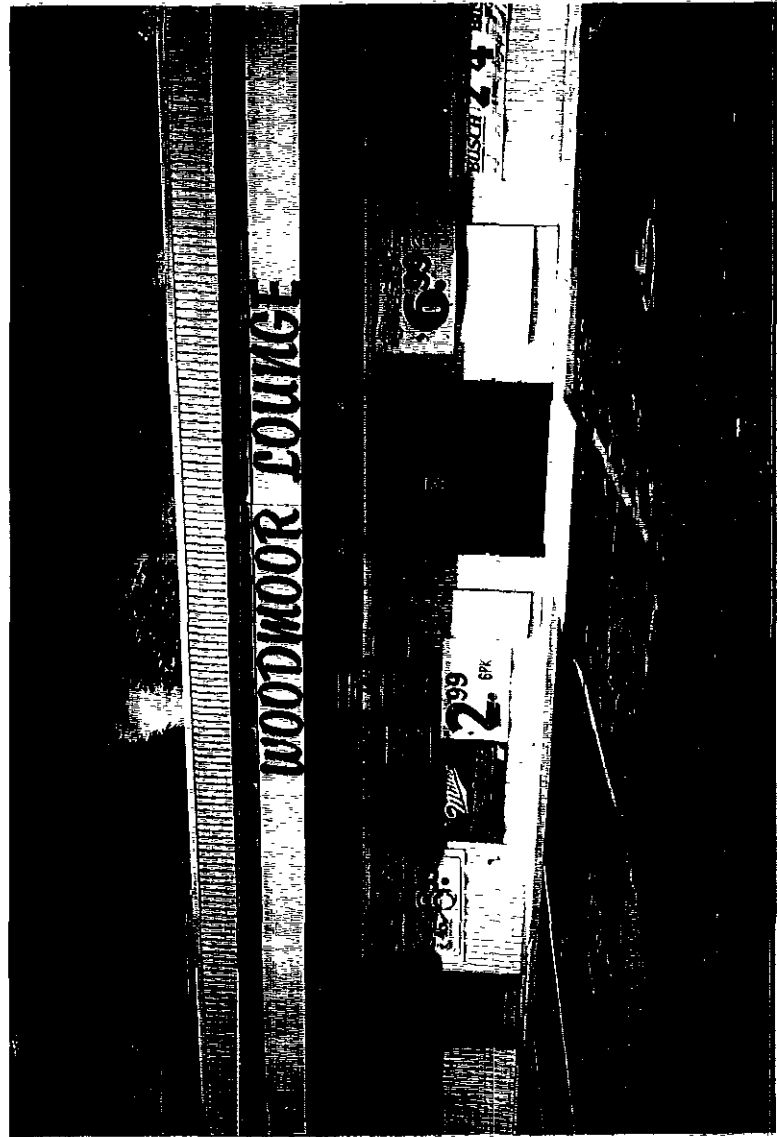
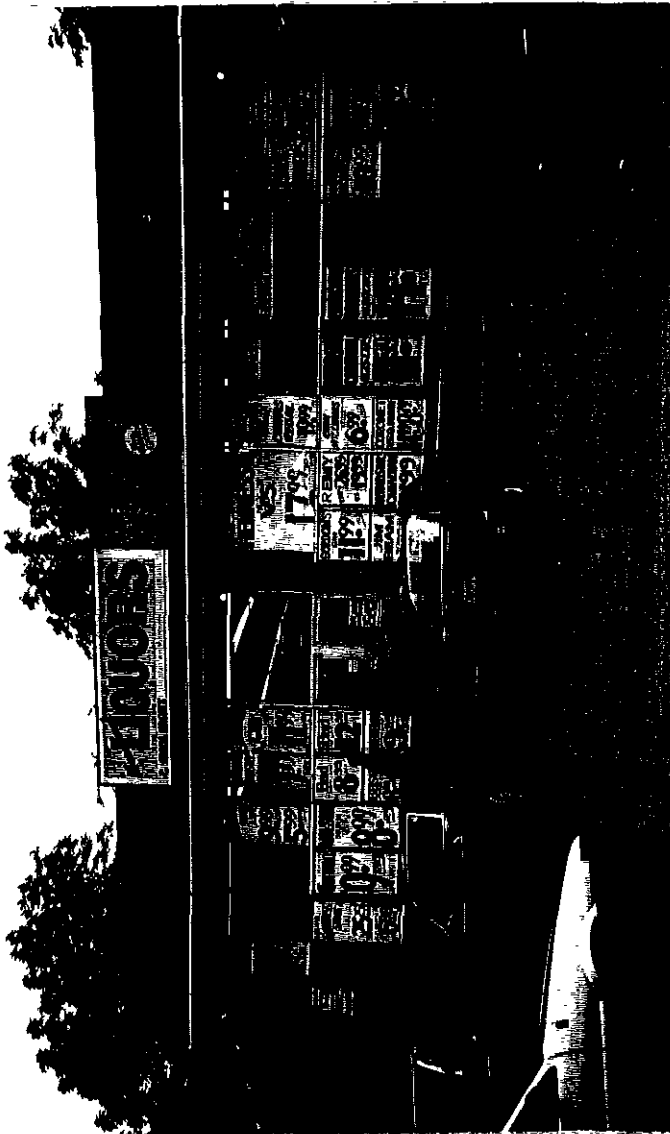
- Proposed Project Site
- Traffic Volume
- Volume/Capacity Ratio

Source: Garnett Fleming, 1992

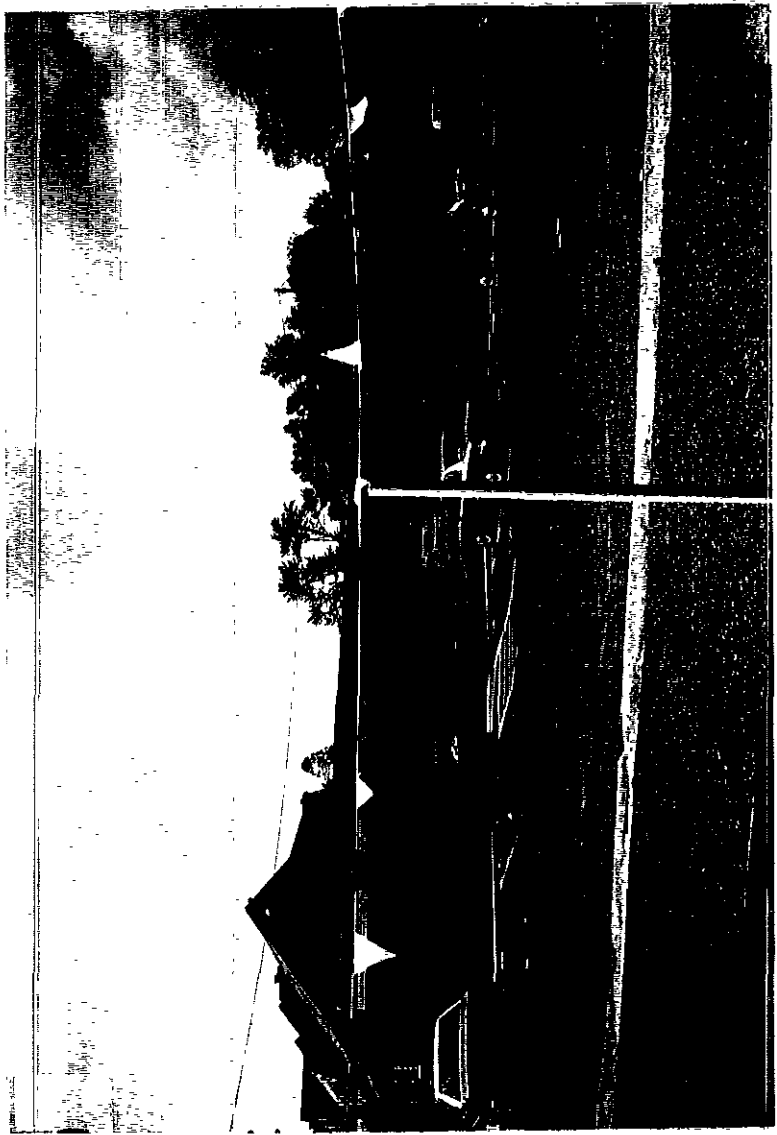
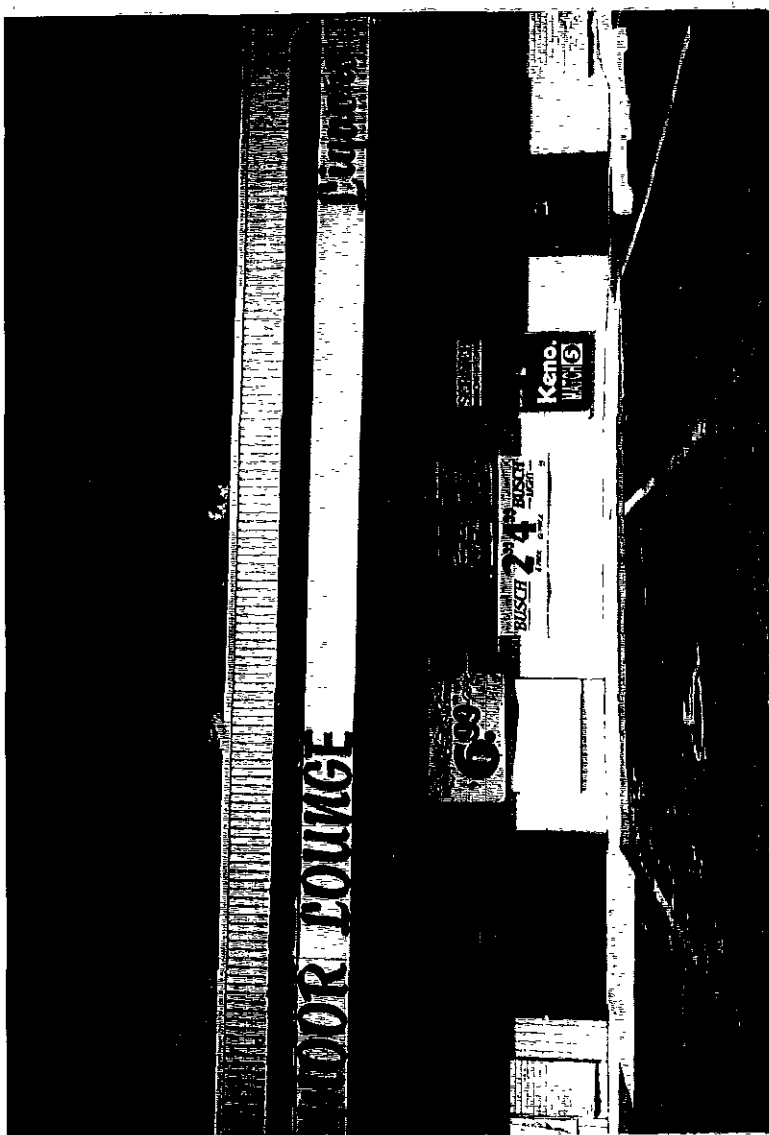
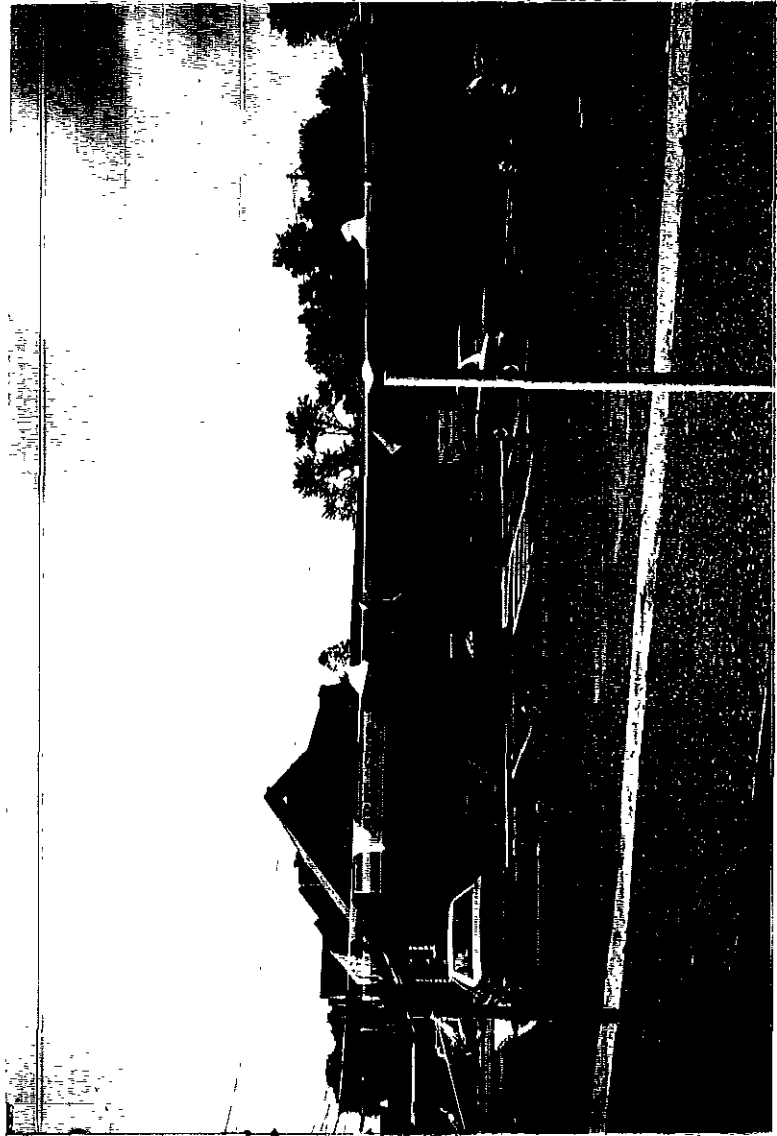
EXHIBIT

MICROFILMED

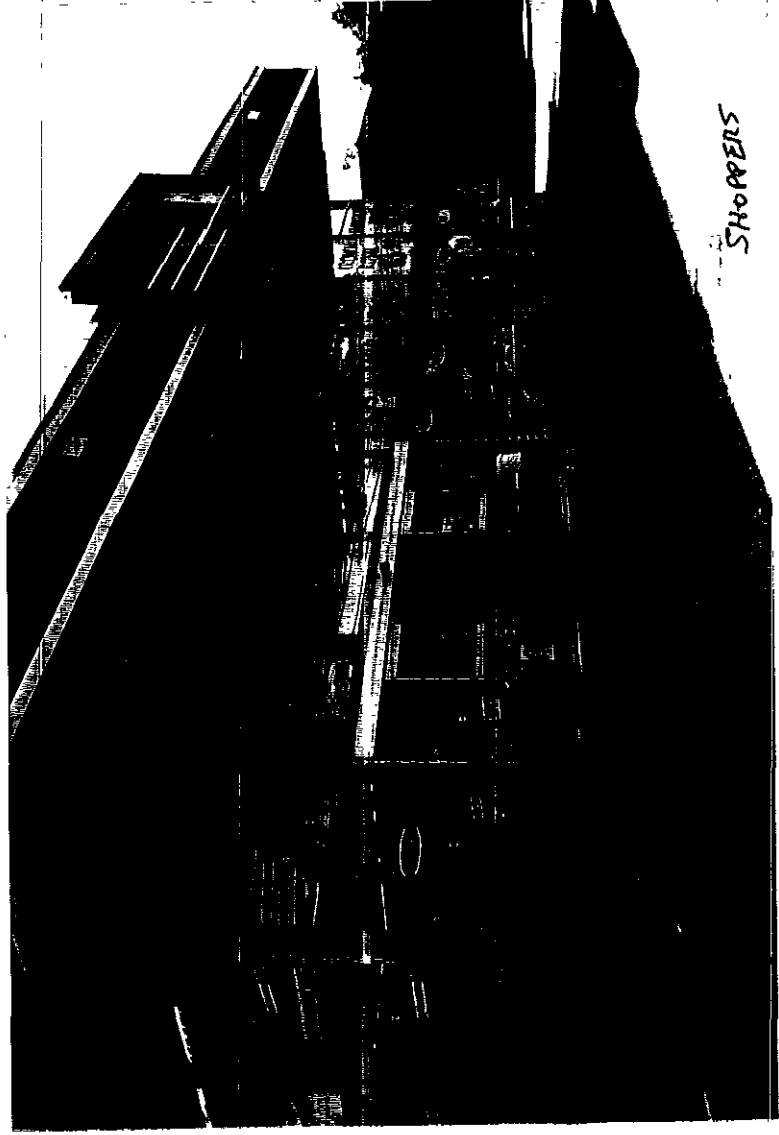
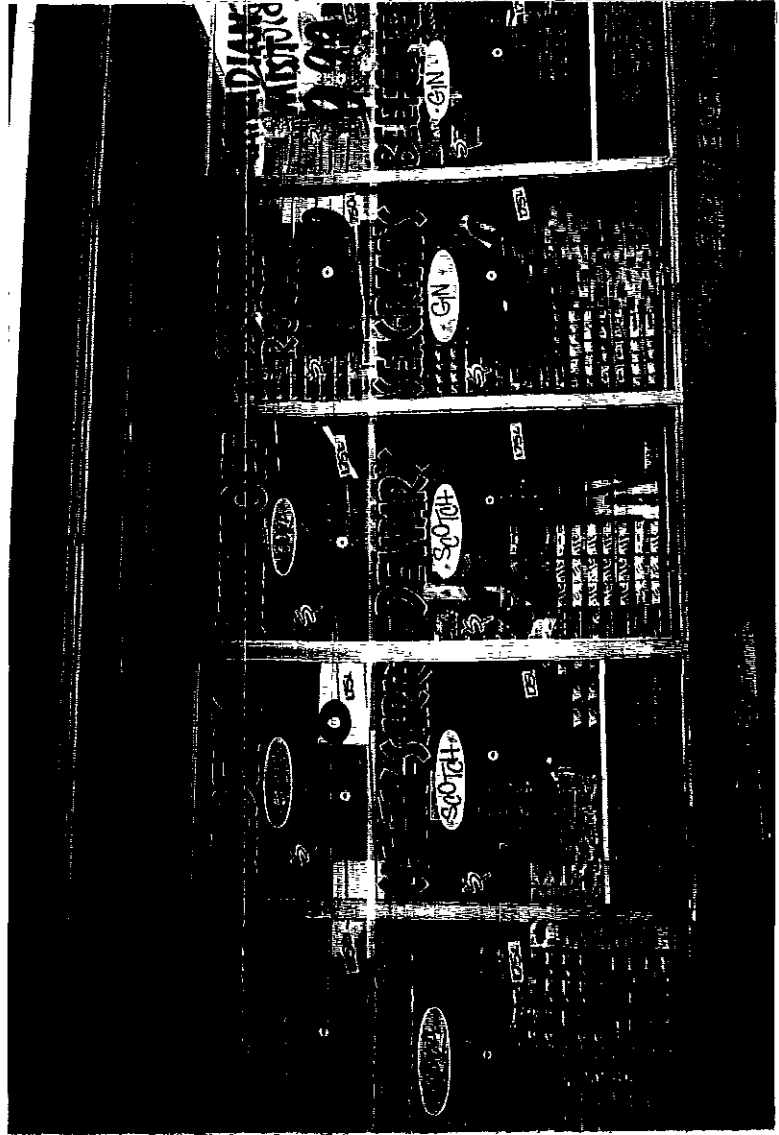
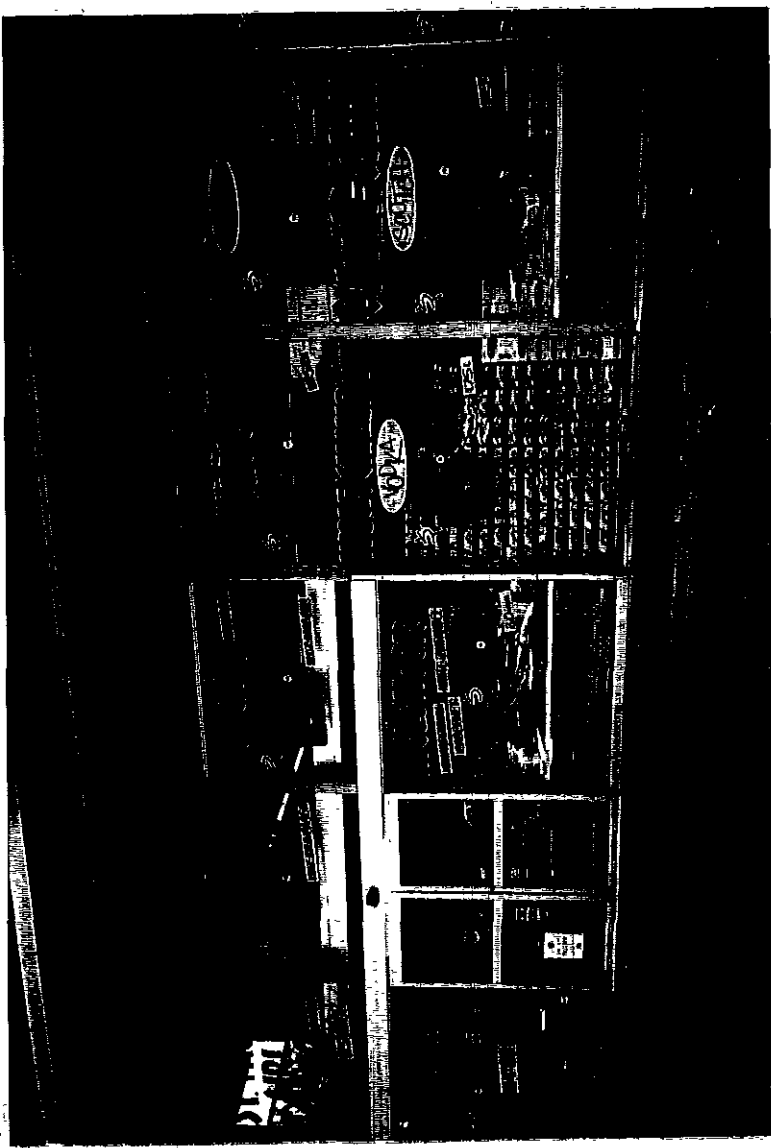
PETITIONER'S EXHIBITS #2



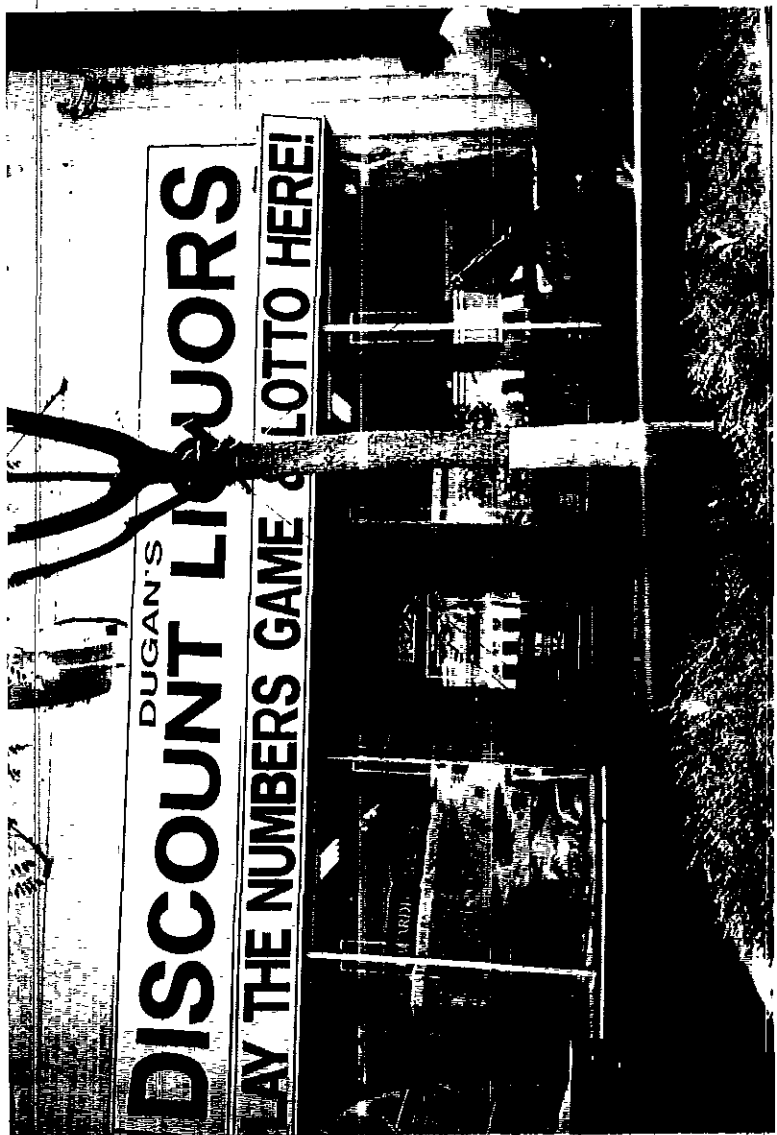
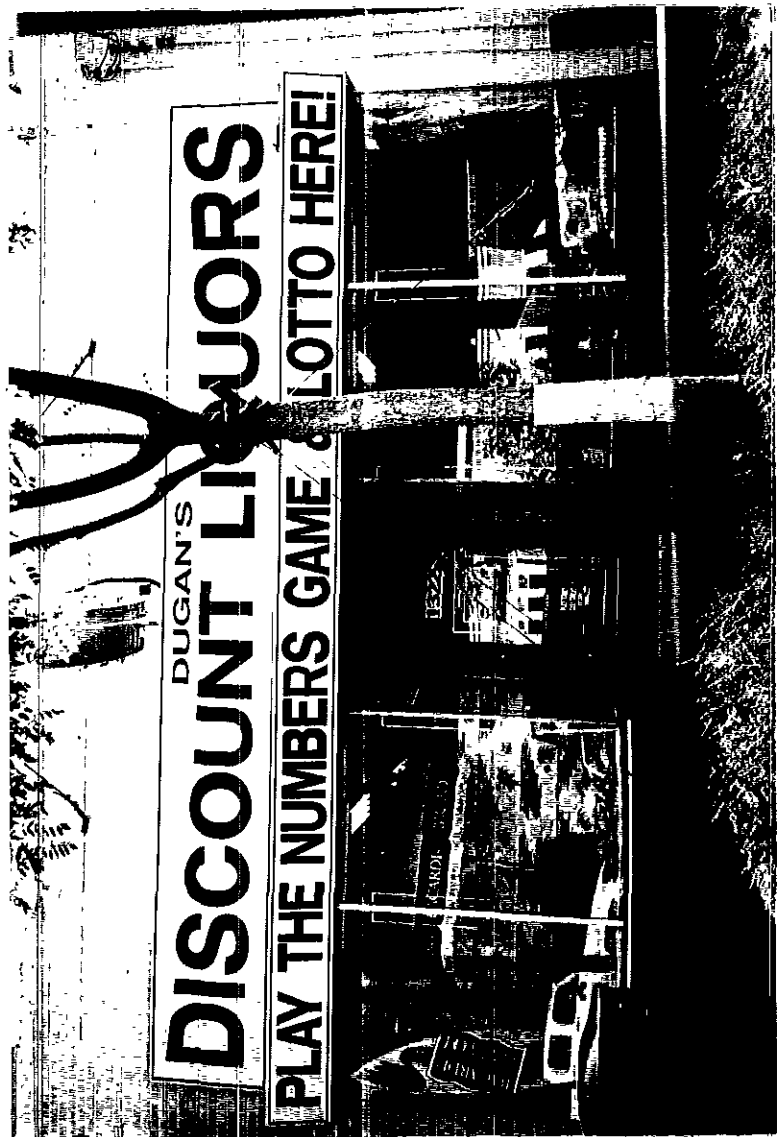
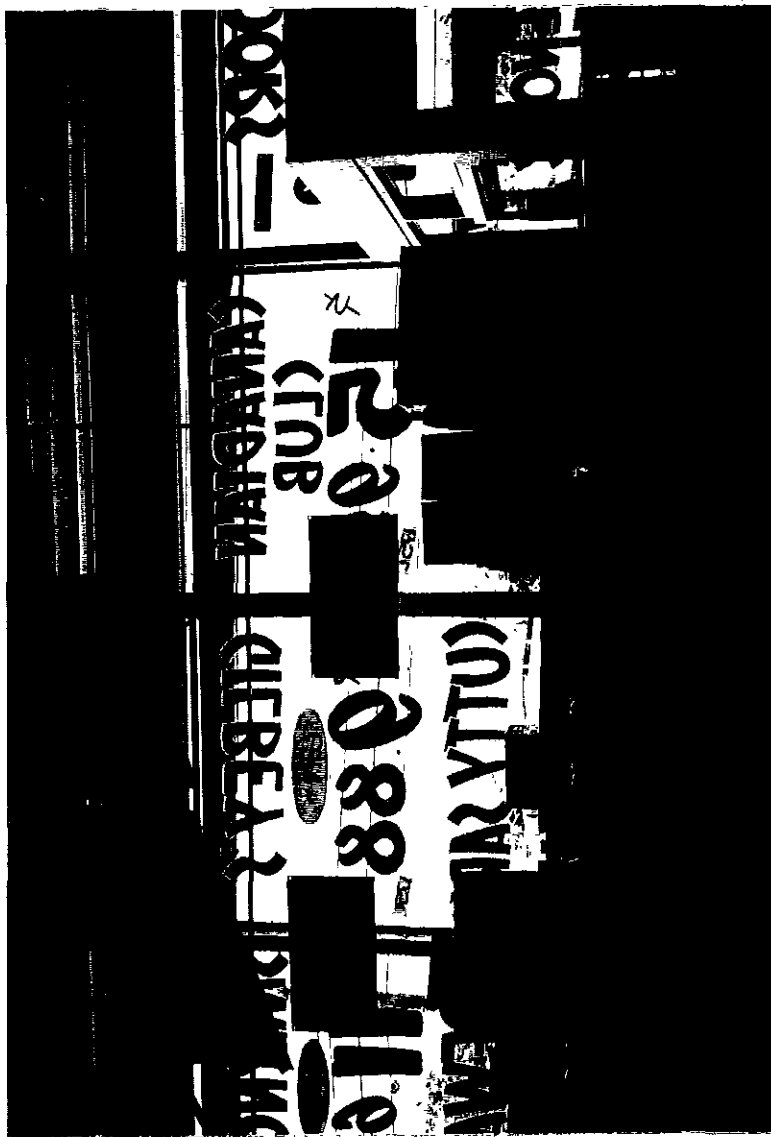
PETITIONER'S EXHIBITS #2



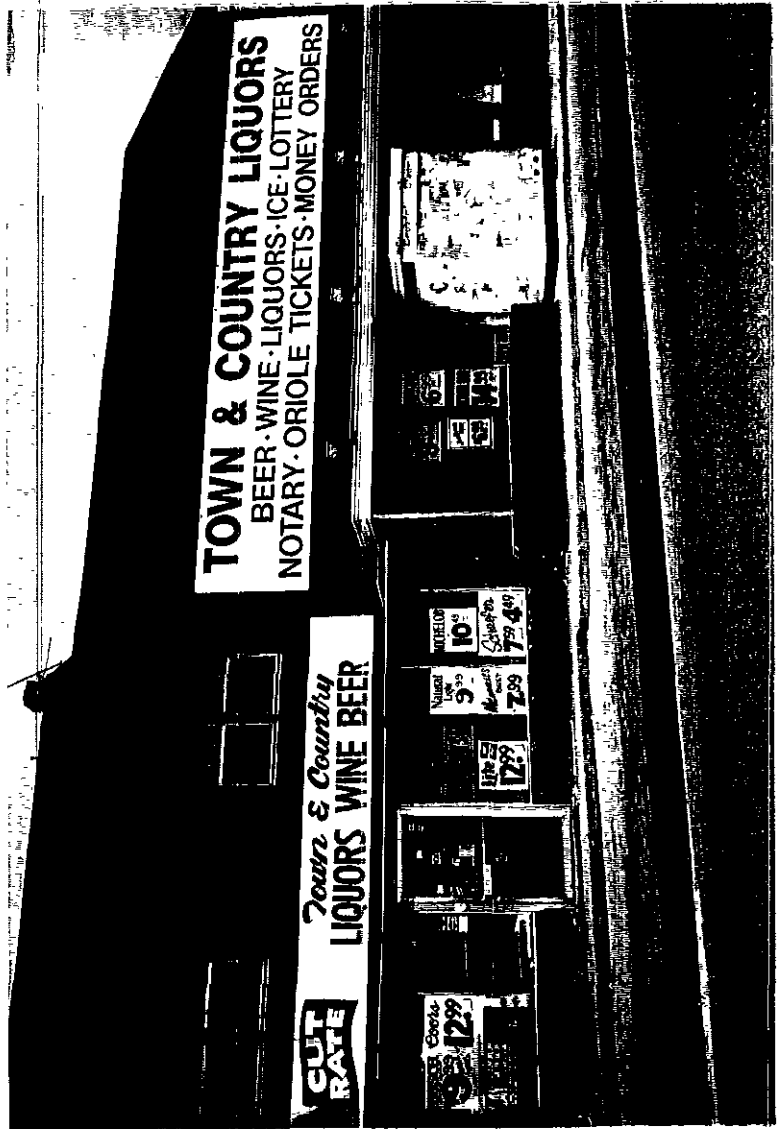
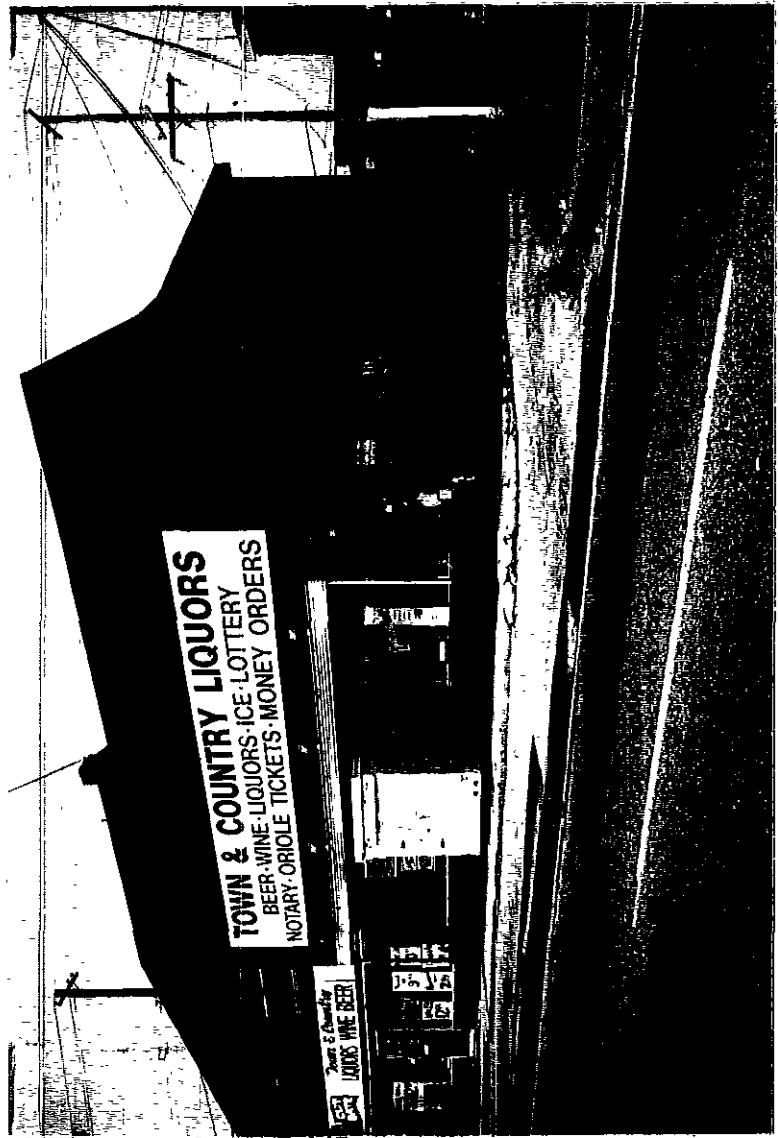
PETITIONER'S EXHIBITS #2



PETITIONER'S EXHIBITS #2

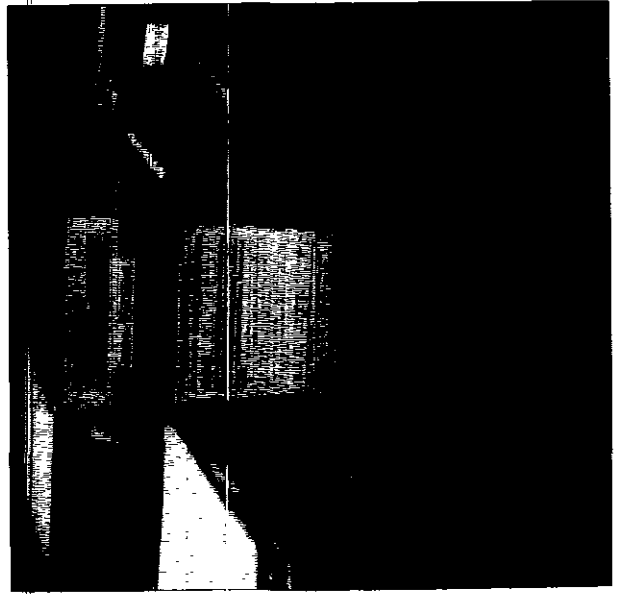
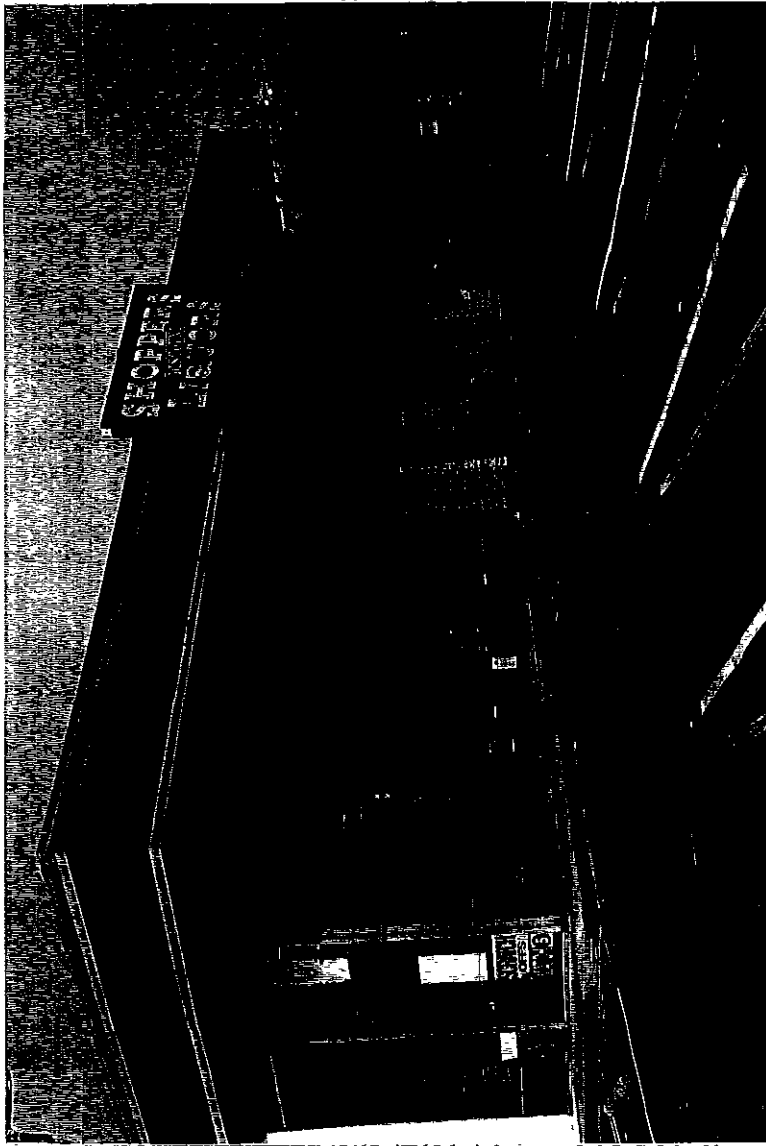


PETITIONER'S EXHIBITS # 2

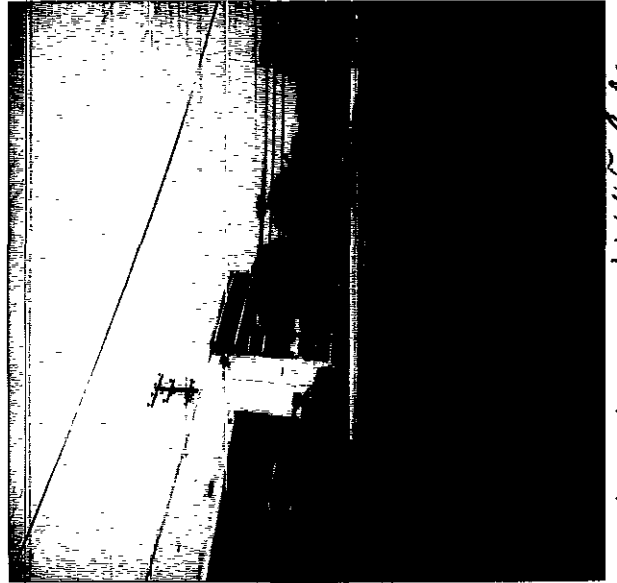


PROTESTANT'S EXHIBITS

1A - 1D

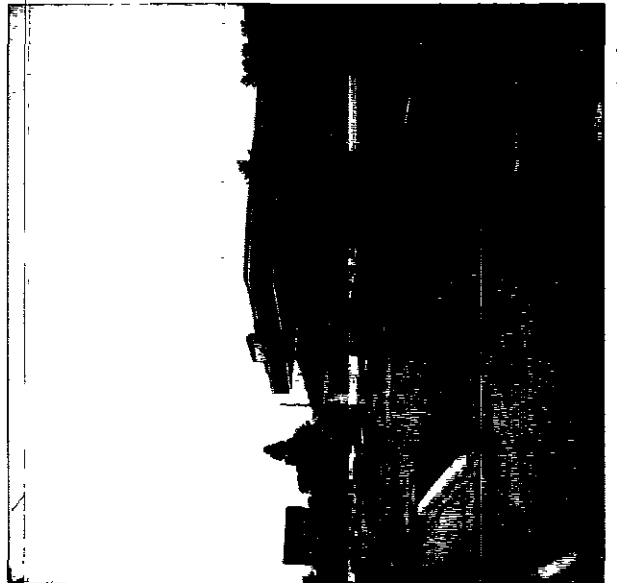
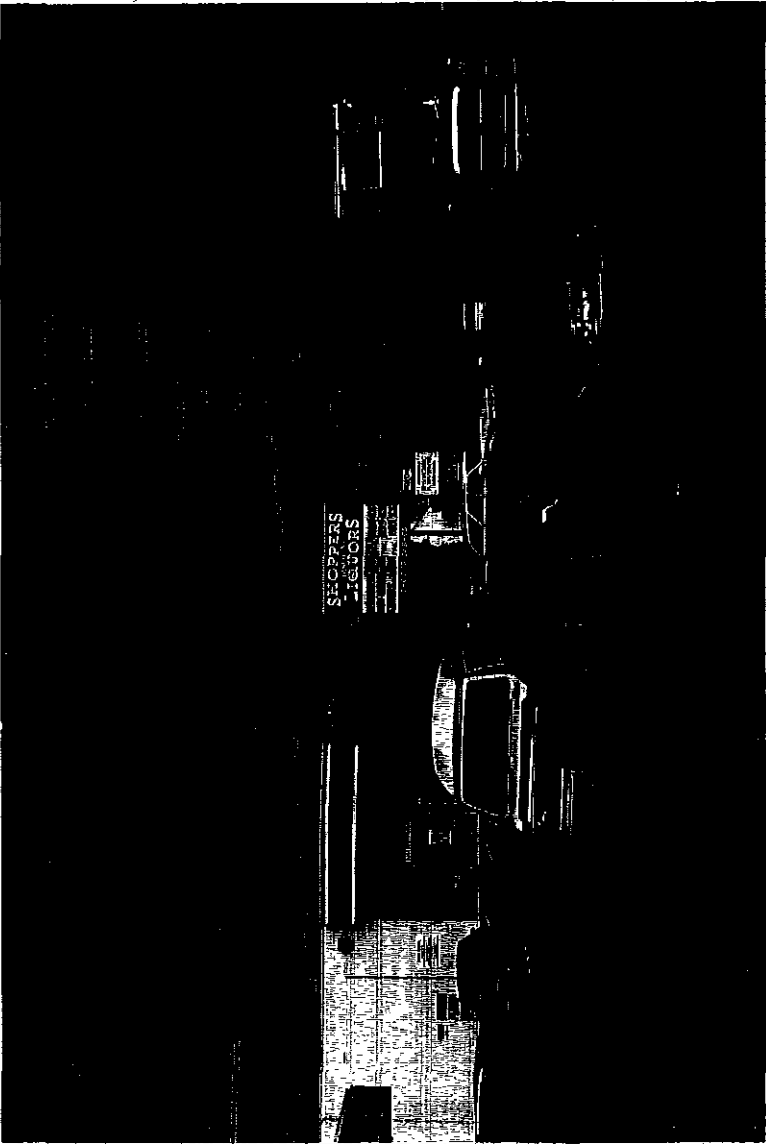


478



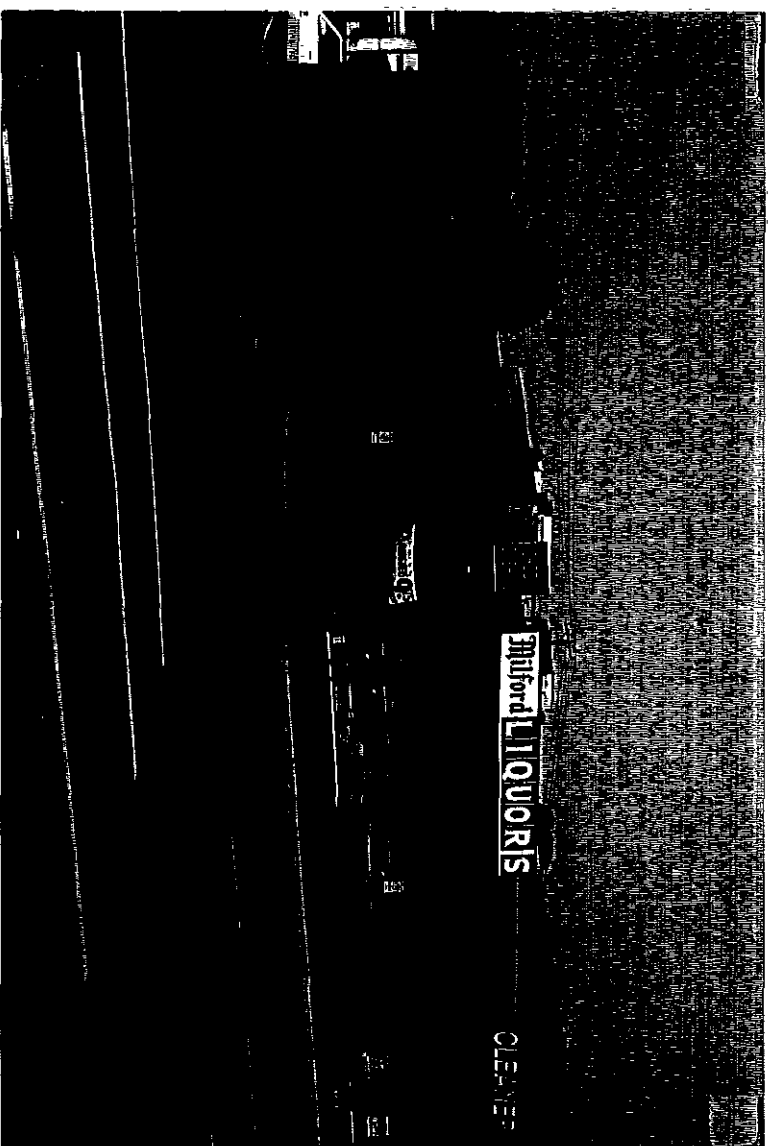
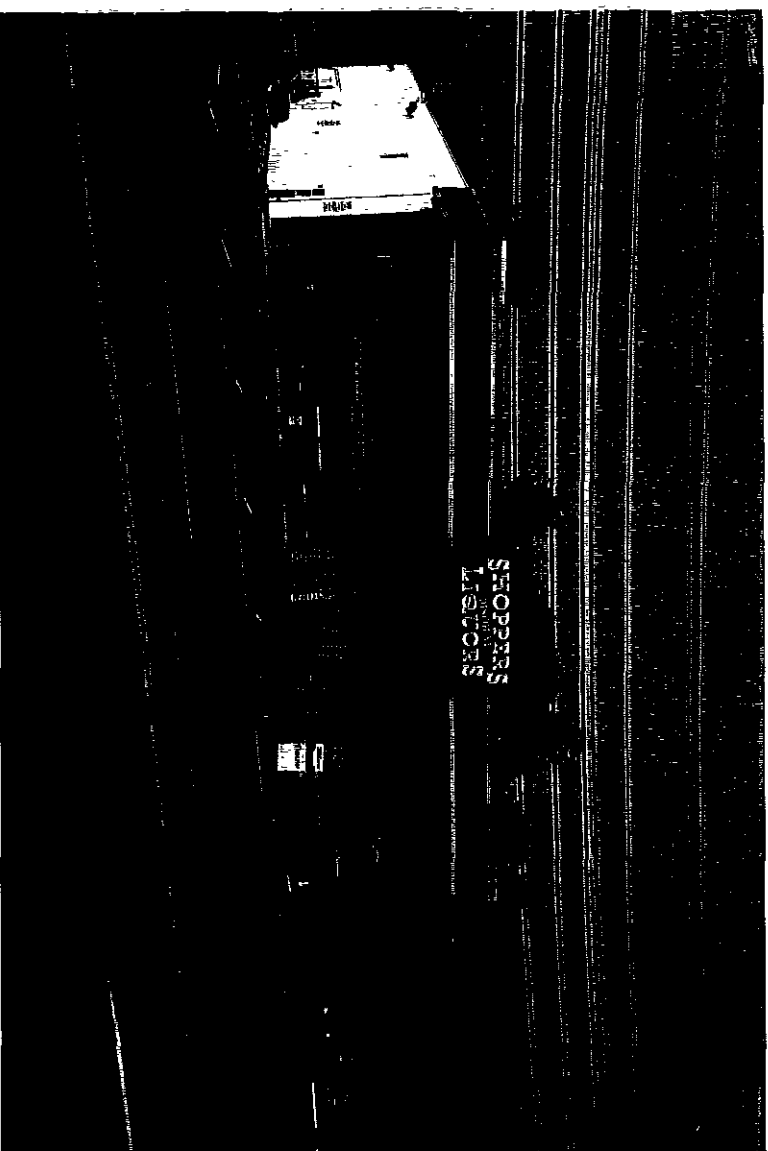
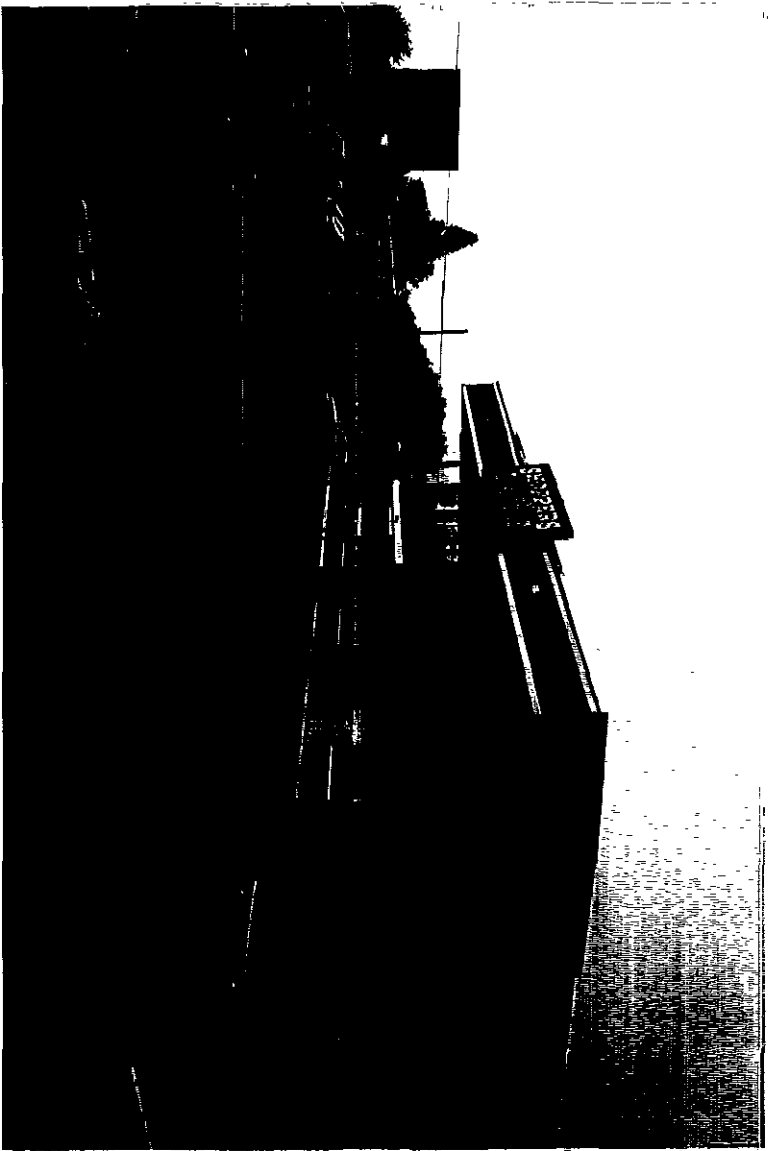
July 24, 1995 10:45 AM

1D



July 24, 1995 10:45 AM.

1C



PROTESTANT'S EXHIBITS 1E - 1H

RE: PETITION FOR VARIANCE
S/S Liberty Road, 730' E of
Milford Mill Road
(8017 Liberty Road)
2nd Election District
2nd Councilmanic District
Shoppers Discount Liquors, Inc.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-478-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 8017 Liberty Road, located in the vicinity of the Milford Mill Shopping Center near Pleasant Heights in Gwynn Oak. The Petition was filed by the owner of the property, Shoppers Discount Liquors, Inc., through Barry M. Pachino. The Petitioner seeks relief from Section 413.2.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the extension of the windows on each wall of an existing building to be covered with signs of opaque script and clear background in lieu of the permitted "In square feet, four times the length of the wall to which it is affixed." (See also: Window Signs, Baltimore County Zoning Commissioner's Policy Manual, Page 4-69-2). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibits 1 and 2.

Appearing at the hearing on behalf of the Petition was Barry Pachino, owner of the property. Appearing as Protestants in the matter were Paula Saltzman, a representative of Liberty Communities Development Corporation (LCDC), Judith Berger, a representative of Liberty Road Community Council (LRCC), Wayne N. Overman, and Jerome Goodman, all residents of the surrounding community.

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.27 acres, zoned B.L.-C.N. and is improved with a restaurant and a general retail building, which is the subject of this request. The Petitioner operates a liquor and packaged goods store within the subject building which he acquired in February of this year. Testimony indicated that prior to moving to this location, the Petitioner operated a liquor store approximately one-half mile away at 8219 Liberty Road for 20 years. The front facade and a small part of the side building face of the subject building are improved with floor to ceiling windows. On the exterior of this glass facade, the Petitioner has painted extensive advertisements of liquor, wine and beer specials offered at his store. Photographs of the subject property demonstrate that the size and color of this advertising must certainly attract the attention of motorists driving along Liberty Road. Furthermore, this advertising covers the entire glass facade of this building from ground to ceiling. Apparently, the Petitioner filed the instant Petition as a result of a complaint filed with Permits and Development Management (PDM) as to the size and extent of signage painted on this building.

Appearing in opposition to the Petitioner's request were the aforementioned individuals. The cumulative testimony of the witnesses was that they have received numerous complaints from the residents in the area over the advertising painted on the windows of this building. The Protestants testified that Mr. Pachino has enough signage on the roof facade of the building as well as the free-standing sign located in the parking lot on which to advertise liquor sales and specials. They believe the amount of advertising painted on the building is too extensive, too distracting to passing motorists, and all in all, not in good taste. Therefore, they

strongly oppose the requested variance and believe that the Petitioner should be required to comply with the sign regulations of the B.C.Z.R.

After due consideration of the testimony and evidence offered at the hearing, I am persuaded to deny the variance. In the opinion of this Deputy Zoning Commissioner, the Petitioner has failed to satisfy the burden imposed upon him in order for a variance to be granted. It is clear that the amount of signage contained on this building is excessive and should be scaled back to comply with the requirements of the B.C.Z.R. Therefore, the relief requested must be denied and the Petitioner shall be required to remove any signage over and above that permitted by the zoning regulations within thirty (30) days of the date of this Order. Accordingly, I shall request a representative of the Permits and Development Management (PDM) office to inspect the subject property to insure that all signage contained on the building complies with the sign regulations set forth in the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of September, 1995 that the Petition for Variance seeking relief from Section 413.2.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the extension of the windows on each wall of an existing building to be covered with signs of opaque script and clear background in lieu of the permitted "In square feet, four times the length of the wall to which it is affixed", in accordance with Petitioner's Exhibits 1 and 2, be and is hereby DENIED, and is subject to the following:

- 1) The Petitioner shall have thirty (30) days from the date of this Order in which to file an appeal of this decision.
- 2) Within thirty (30) days of the date of this Order, the Petitioner shall remove any and all signage from the facade of the subject building which exceeds that permitted by the B.C.Z.R.
- 3) Within thirty (30) days of the date of this Order, a representative of the Zoning Enforcement Division of the Permits and Development Management (PDM) office shall make an inspection of the subject property to insure compliance with this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 9/9/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/9/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/9/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/9/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, MD 21204

September 7, 1995

(410) 887-4386

Mr. Barry M. Pachino
c/o Shoppers Discount Liquors, Inc.
8017 Liberty Road
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
S/S Liberty Road, 730' E of Milford Mill Road
(8017 Liberty Road)
2nd Election District - 2nd Councilmanic District
Shoppers Discount Liquors, Inc. - Petitioners
Case No. 95-478-A

Dear Mr. Pachino:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

cc: Ms. Paula Saltzman, c/o Liberty Communities Dev. Corp. (LCDC)
9960 Liberty Road, Randallstown, Md. 21133

Mrs. Judith Berger, c/o Liberty Road Community Council (LRCC)
3801 Lochearn Drive, Baltimore, Md. 21207-6363

Mr. Jerome Goodman, 7915 Liberty Road, Baltimore, Md. 21207

Mr. Wayne N. Overman, 3522 Rockdale Court, Baltimore, Md. 21244-2937

People's Counsel; Case File

TMK:bjs

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 8017 Liberty Road
which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.2.A of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason(s): TO ALLOW THE EXTENSION OF THE GLASSY CURVED WALL OF THE BUILDING TO BE COVERED WITH SIGNS OF OPAQUE SCRIPT & CLEAR BACKGROUND, IN LIEU OF "IN SQUARE FEET, FIVE TIMES THE LENGTH OF THE WALL TO WHICH IT IS AFFIXED" BECAUSE:

It would be a hardship for me to move the signs now painted to the BL outside of the window, to the inside given that that area is used for stock STOCK storage and accordingly this significant amount of stock would have to be MOVED moved each time the signs were to be changed which is quite frequently. (WINDOW SIGN)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner
(Type or Print Name)
Signature
Address
City State Zipcode

Legal Owner(s)
(Type or Print Name)
Signature
Address
City State Zipcode

Shoppers Discount Liquors, Inc.
Barry M. Pachino
Barry M. Pachino

ORDER RECEIVED FOR FILING
Date 9/9/95
By [Signature]

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
Held on 9/9/95
at 8017 Liberty Rd
Revised by JLB DATE 9-20-95
ALL OTHERS
REVIEWED BY JLB DATE 9-20-95

Addendum to Petition for Variance to the Zoning Commissioner of Baltimore County for the property located at 8017 Liberty Road which is presently zoned BL

It would further cause a hardship to move/change signs now painted because:

"the translucent quality of the painted signs allows light to filter into the store, thus making a marked difference in lighting costs

"the present signs allow visibility from the outside and from the inside thus, (considering the incidence of crime in the area) vastly increasing safety to the employees.

"the police have congratulated us for maintaining our signs in this way for their increased ability to peruse the interior during routine patrol.

"these signs are definitely more ecologically sound in times where paper conservation is a concern, as the signs are changed monthly.

MAY-17-1995 14:49 FROM COMMERCE TITLE CO., INC. TO

5212034 P.002/002

EXHIBIT B DESCRIPTION

BEGINNING for the same on the south side of Liberty Road (56 feet wide) at a point bearing South 65 degrees 40 minutes 04 seconds East 36.70 feet from a stone found on the south side of Liberty Road (said stone being situated in the last or North 48 degrees East 1016.91 foot line in a deed dated May 29, 1948 and recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. 1650, folio 511, from Walter J. Pierpont and wife to Hammond B. Pierpont and wife at a point measured reversely along said line as now surveyed south 40 degrees 07 minutes 03 seconds West 31.25 feet from the end thereof; thence running along the south side of Liberty Road South 65 degrees 40 minutes 04 seconds East 250.00 feet to a point; thence leaving said South side of Liberty Road and with lines of division as now established through the lands of Hammond B. Pierpont and wife South 40 degrees 17 minutes 49 seconds West 200.00 feet to a point, North 65 degrees 40 minutes 04 seconds West and parallel with the south side of Liberty Road 250.00 feet to a point, and North 40 degrees 17 minutes 49 seconds East 200.00 feet to the point of beginning. Containing 1.104 acres of land, more or less.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 7/1/95
Posted for: Shoppers Discount Liquors, Inc.
Petitioner: Shoppers Discount Liquors, Inc.
Location of property: 8017 Liberty Road, Towson, MD 21204
Location of Sign: Building on property
Remarks: None
Posted by: [Signature] Date of return: 7/14/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 7, 1995
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 6, 1995

A. Hemmick
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue, Towson, Maryland 21204, as follows:

Case Number: 95-478-A (Item 469)
8017 Liberty Road - Shoppers Discount Liquors
S/S Liberty Road, 730' E of Milford Mill Road
2nd Election District
2nd Councilmanic Legal Owner(s): Shoppers Discount Liquors, Inc.
HEARING: MONDAY, JULY 24, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance: to allow the exterior of the windows on each wall of the building to be covered with signs of opaque script and clear background in lieu of "in square feet 4 times the length of the wall to which it is affixed".

LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are handicapped accessible. For special accommodations please call 887-3397.
(2) For information concerning the file and/or hearing, please call 887-3391.
7/31/95

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-478-A (Item 469)
8017 Liberty Road - Shoppers Discount Liquors
S/S Liberty Road, 730' E of Milford Mill Road
2nd Election District - 2nd Councilmanic Legal Owner(s): Shoppers Discount Liquors, Inc.
HEARING: MONDAY, JULY 24, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance: to allow the exterior of the windows on each wall of the building to be covered with signs of opaque script and clear background in lieu of "in square feet 4 times the length of the wall to which it is affixed".

Arnold Jablon
Director
Department of Permits and Development Management

cc: Barry M. Pachino/Shoppers Discount Liquors, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO PM, 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

July 17, 1995

Mr. Barry M. Pachino
Shoppers Discount Liquors, Inc.
8017 Liberty Road
Baltimore, Maryland 21244

RE: Item No.: 469
Case No.: 95-478-A
Petitioner: B. M. Pachino

Dear Mr. Pachino:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink on Recycled Paper

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

For newspaper advertising:

Case No.: _____ Item No.: 469
Petitioner: Barry M. Pachino
LOCATION: 8017 Liberty Road - Baltimore MD 21244
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Barry M. Pachino
ADDRESS: 8017 Liberty Road
Baltimore, MD 21244
PHONE NUMBER: 410-977-0300

AJ:ags
(Revised 3/29/93)

469

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-478-A (Item 469)
8017 Liberty Road - Shoppers Discount Liquors
S/S Liberty Road, 730' E of Milford Mill Road
2nd Election District - 2nd Councilmanic Legal Owner(s): Shoppers Discount Liquors, Inc.
HEARING: MONDAY, JULY 24, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance: to allow the exterior of the windows on each wall of the building to be covered with signs of opaque script and clear background in lieu of "in square feet 4 times the length of the wall to which it is affixed".

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZACM DATE: 7/1/95
FROM: DEPRM Development Coordination
SUBJECT: Zoning Advisory Committee Agenda: July 3, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 468
469
470
472
473

LS:sp

LETTYZ/DEPRM/TXTSPB

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: July 12, 1995
FROM: Pat Keller, Director, OPD
SUBJECT: 8017 Liberty Road

INFORMATION:
Item Number: 469
Petitioner: Shoppers Discount Liquors, Inc.
Property Size: _____
Zoning: BL
Requested Action: Variance
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:
Based upon a review of the information provided, staff offers the following comment:

Improving signage on Liberty Road has been one of the main goals of the Office of Planning and the Liberty Communities Development Corporation. The subject site often has been identified as a property which has an overabundance of signage. It is for this reason that staff recommends the applicant's request be denied.

Prepared by: [Signature]
Division Chief: [Signature]
PK/JL

ITEM#469/PZONE/ZAC1

Baltimore County Government
Fire Department

RECEIVED
JUL 5 1995
ZADM
(410) 887-4500

700 East Joppa Road Suite 901
Towson, MD 21286-5500

DATE: 07/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUL. 03, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 468, 469, 473, 474, 475, 476 AND 477

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
H. J. Kassell
Administrator

Re: Baltimore County
Item No: 469 (JRA)

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

[Signature]
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS
AGENDA OF JULY 3, 1995

#469 — JRA

1. Need title of person signing for legal owner.
2. Need address and telephone number for legal owner.
3. Need attorney.

#470 — CAM

1. Receipt was not given to petitioner - still in folder.

#471 — CAM

1. Need telephone number for legal owner.
2. Receipt was not given to petitioner - still in folder.

#472 — MJK

1. Need printed or typed title for person signing for legal owner.
2. Need power of attorney for person signing for legal owner.
3. Need printed or typed title for person signing for contract purchaser.
4. Need power of attorney for person signing for contract purchaser.
5. No location description on folder.

#475 — JRA

1. Folder was not marked critical area.

#476 — JLL

1. Need power of attorney for person signing for contract purchaser.

RE: PETITION FOR VARIANCE * BEFORE THE
8017 Liberty Road, S/S Liberty Road, 730' * ZONING COMMISSIONER
E of Milford Mill Road, 2nd Election *
District - 2nd Councilmanic * OF BALTIMORE COUNTY
Shoppers Discount Liquors, Inc. * CASE NO. 95-478-A
Petitioner *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
[Signature]
CAROL S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

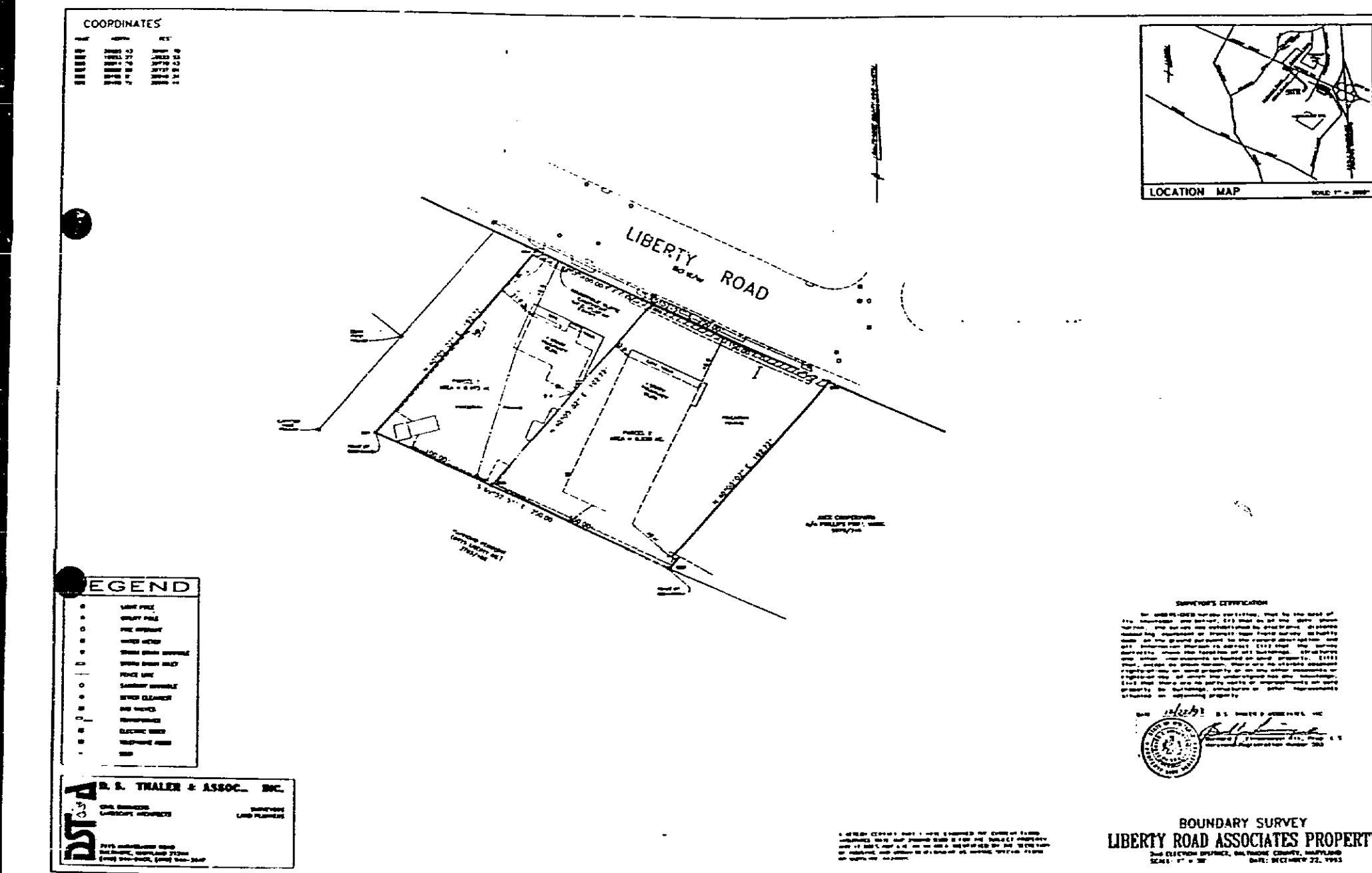
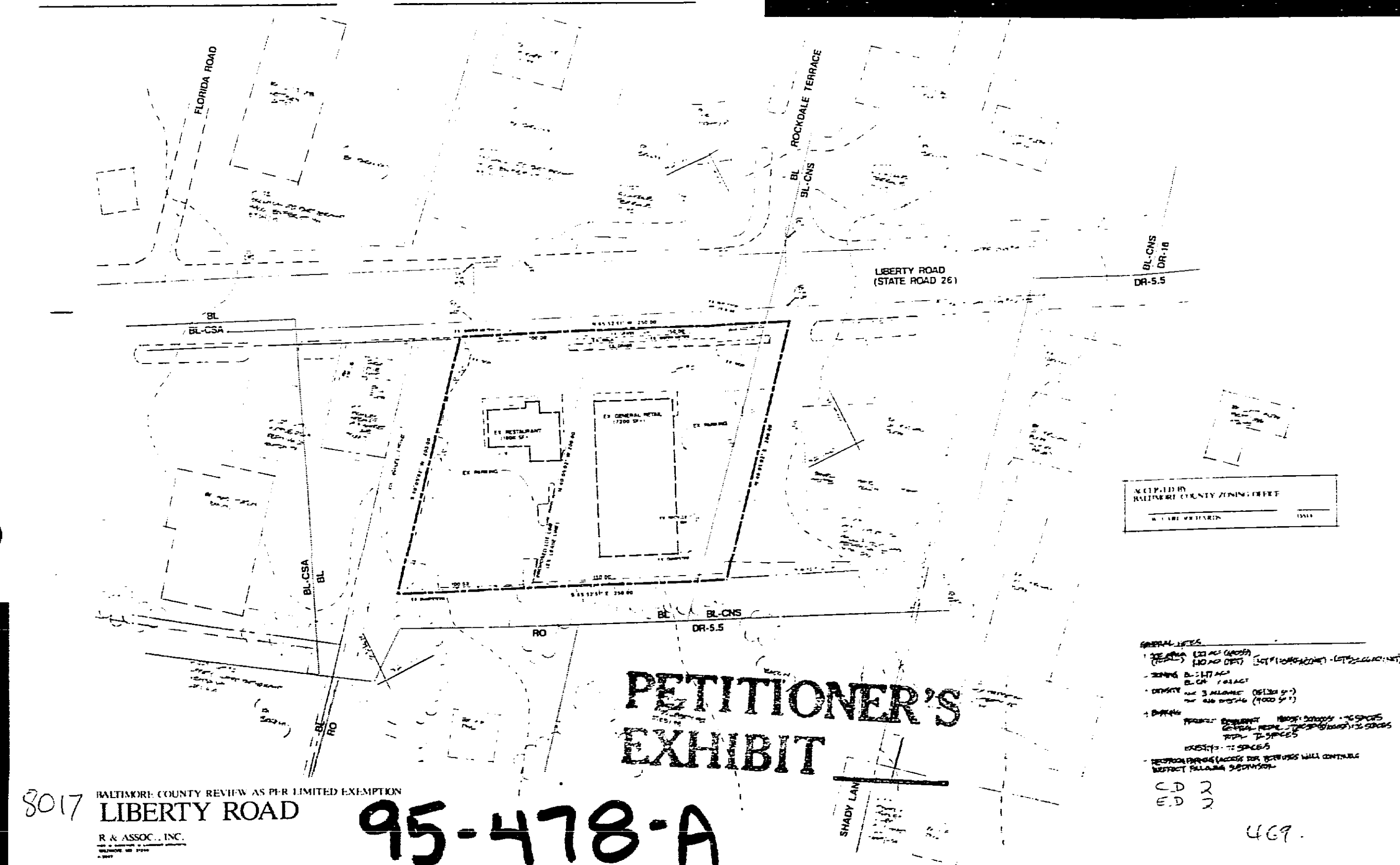
I HEREBY CERTIFY that on this 31st day of July, 1995, a copy of the foregoing Entry of Appearance was mailed to Barry M. Pachino, 8017 Liberty Road, Baltimore, MD 21207, representative for Petitioner.

[Signature]
PETER MAX ZIMMERMAN

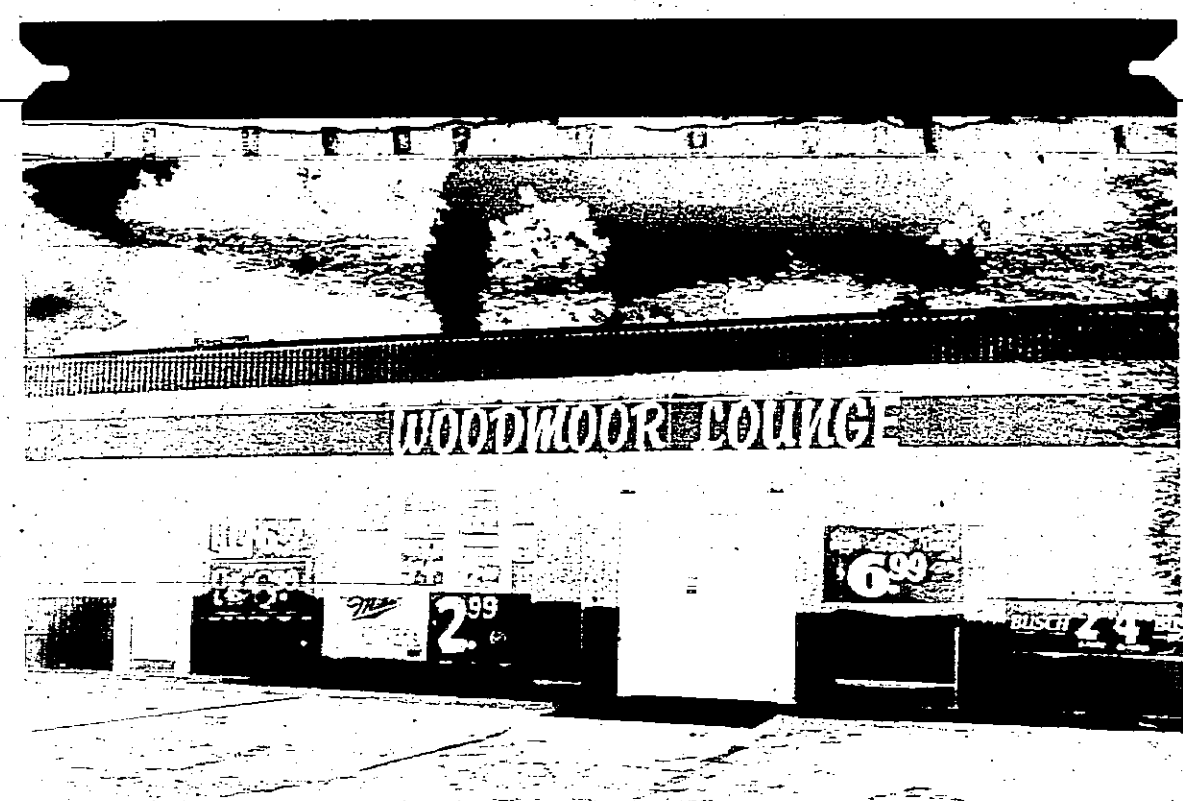
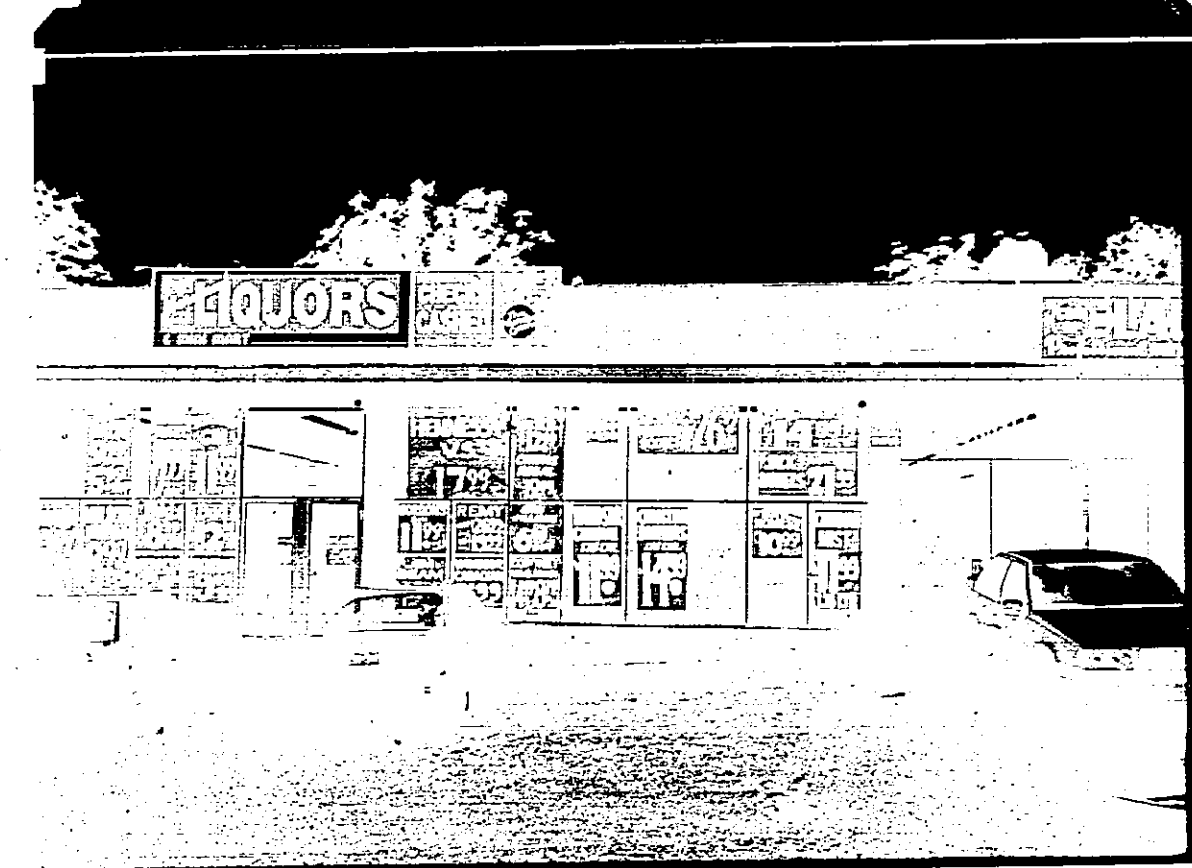
PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Jeanne Goodman	7915 LIBERTY RD BALTIMORE MD 21244
Wayne N. Overman	3522 Rockledge Ct, Balt. 21244-2457
Barry Pachino	2500 95th Liberty Rd, Balt. 21244-2457
Mrs. Judith Berger (LRC)	3801 Lochearn Dr 21207-6363



PETITIONER'S
EXHIBIT 2



Photographs of
Exhibit 1A-
1N
photographs
95-478-A

